

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 12, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Paul Boschman of Mennonite Mountain View Church.

'IN CAMERA' MEETING

The Clerk reported there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gerard,  
SECONDED by Ald. Bellamy,

THAT the Minutes of the Regular Council meeting of August 29, 1978, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,  
SECONDED by Ald. Ford,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Proposed Remand Centre  
275 East Cordova Street

Council noted a letter dated September 8, 1978, from the Downtown Eastside Residents' Association requesting an opportunity to address Council on the proposed Remand Centre, when the relevant report is before Council later this day.

MOVED by Ald. Rankin,

THAT the delegation request be approved and representations be heard when the Manager's report on the Remand Centre is before Council later this day.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Site for the Relocation of  
Firehall No. 2, Marpole

In a letter dated September 8, 1978, Mr. D.W. Shaw requested an opportunity to address Council when the report of the Standing Committee on Planning and Development on the site for the relocation of Firehall No. 22 is before it.

MOVED by Ald. Brown,  
THAT the delegation request be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT  
SEPTEMBER 8, 1978

Works & Utility Matters  
(September 8, 1978)

Closure of Portion of Lane South of  
Franklin Street between Kaslo and  
Renfrew Streets (Clause 1)

MOVED by Ald. Rankin,  
THAT this Clause be received for information and referred to the Public Hearing on September 14, 1978.

- CARRIED UNANIMOUSLY

Social Service & Health Matters  
(September 8, 1978)

Security for Health Units  
(Clause 1)

It was agreed to defer consideration of this clause to later this day to permit the Medical Health Officer the opportunity of answering questions from Council.

For Council action see page 7.

Building & Planning Matters  
(September 8, 1978)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Kiwassa N.I.P. - Street Lighting
- Cl. 2: Grandview-Woodland N.I.P.: Community Services Directory
- Cl. 3: Cedar Cottage N.I.P. Appropriations: Trout Lake Community Centre Purchase of Equipment
- Cl. 4: Kensington N.I.P. - Gray's Park
- Cl. 5: Strata Title Application - Conversion 5853-5855 Tisdall Street

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Marzari,  
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Licenses & Claims Matters  
(September 12, 1978)

Hours of Operation of Corner  
Stores (Clause 1)

When considering this clause, Council noted a letter dated September 7, 1978, from Clark, Wilson and Company on behalf of their client, Mr. M. Gaska, expressing dissatisfaction with the recommendations of the City Manager contained in this clause.

MOVED by Ald. Puil,

THAT the recommendation of the City Manager contained in this Clause be approved;

FURTHER THAT the letter dated September 7, 1978, from Clark, Wilson and Company be received.

- CARRIED UNANIMOUSLY

Finance Matters  
(September 8, 1978)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Disposal of Found Property
- Cl. 2: Records By-law
- Cl. 3: Agreements for Development Permit No. 79258
- Cl. 4: Purchase of Surplus City Furniture & Equipment
- Cl. 5: Economic Development Manager's Membership on Board of Directors of Industrial Developers Association of Canada
- Cl. 6: Establishment of Four Additional Positions for Long Term Care Program, Health Department

Clauses 1, 2, 3, 4, 5, and 6

MOVED by Ald. Gibson,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 5 and 6 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

Property Matters  
(September 8, 1978)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: 635 Burrard Street, Park Site - Exchange of Lands Between the City and the Provincial Government
- Cl. 2: Minaki Lodge (Loomis Holdings Ltd.) - 1138 Nelson Street
- Cl. 3: Lease of 1484 West Broadway
- Cl. 4: Relocation of False Creek Development Group Site Office
- Cl. 5: Sale of Properties - W/S Boundary between 46th and 47th Avenues, N/E Corner 47th Avenue and Arlington and 3600 Block East Georgia

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Property Matters  
(September 8, 1978) (cont'd)

635 Burrard Street, Park Site - Exchange  
of Lands between City and Provincial  
Government (Clause 1)

MOVED by Ald. Kennedy,  
THAT the recommendations of the City Manager contained in  
this Clause be approved.

- LOST

(Aldermen Brown, Ford, Gibson, Harcourt, Marzari  
and Rankin opposed)

MOVED by Ald. Brown,  
THAT

- (a) Council demolish the building on the Bowell McLean site  
at Melville and Burrard and commence park development to  
the extent of grading and planting grass;
- (b) Council pass the relevant local improvement by-law in 1978;
- (c) Council sell the said local improvement by-law to the  
City's Sinking Fund.

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Brown,  
THAT the City immediately undertake negotiations with the  
Provincial Government and the affected property owners for  
acquisition of the Provincial Government site at 635 Burrard  
Street.

- CARRIED UNANIMOUSLY

Minaki Lodge (Loomis Holdings Ltd.)  
1138 Nelson Street (Clause 2)

MOVED by Ald. Marzari,  
THAT consideration of this clause be deferred to permit  
representatives of the West End Resource Office of the Department  
of Human Resources an opportunity to address Council on this  
matter.

- CARRIED UNANIMOUSLY

Lease of 1484 West Broadway  
(Clause 3)

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Relocation of False Creek Development  
Group Site Office (Clause 4)

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

Sale of Properties - W/S Boundary between 46th and  
47th Avenues, N/E Corner 47th Avenue and Arlington  
and 3600 Block East Georgia (Clause 5)

MOVED by Ald. Puil,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

B. West End Street Paving

When considering this Manager's report dated August 14, 1978, Council noted requests from residents of the West End to address Council at an evening meeting on the proposed improvements to Bute Street.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, with the exception of removal of trees on Bute Street for the time being, be approved;

FURTHER THAT the matter of the Bute Street improvements be deferred to an evening meeting and that representations be heard from the affected West End residents.

- CARRIED UNANIMOUSLY

C. D.P.A. - Proposed Remand Centre  
275 East Cordova Street

As agreed to earlier this day, Mr. B. Eriksen, President of the Downtown Eastside Residents' Association, addressed Council and read from a brief which was circulated.

In his brief, Mr. Eriksen requested Council not to approve the Remand Centre project until a satisfactory design and solution to the community amenity requirements at the Carnegie Library are found co-operatively by the City and the Province. He further requested that Council immediately ask the Provincial Government to keep its word and responsibility in assisting with the renovation of the Carnegie building, by providing the promised \$400,000.

MOVED by Ald. Puil,

THAT Council approve the recommendation of the Director of Planning not to approve the development permit application for the Remand Centre at 275 East Cordova Street at this time and instead, seek a meeting with representatives of the Attorney-General's Department and with the Honourable Sam Bawlf, Minister of Recreation and Conservation.

- CARRIED UNANIMOUSLY

D. Development of City-Owned Land  
at N/E Corner Dunsmuir and  
Richards Streets

The Deputy City Engineer addressed Council on the Manager's report dated September 5, 1978, giving reasons why the Engineering Department does not favour the incorporation of the lane into this urban park development as well as concerns about the proposed use of the Richards Street sidewalk for an extension of this park concept.

The Director of Planning also addressed Council and spoke in favour of the proposed park concept.

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During consideration of this report, Council recessed at approximately 4:15 p.m. to reconvene following the Special Council (Public Hearing) at approximately 4:55 p.m.

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CITY MANAGER'S REPORTS (cont'd)

Development of City-Owned Land  
at N/E Corner Dunsmuir and  
Richards Streets (cont'd)

MOVED by Ald. Brown,

THAT the following recommendations contained in the City Manager's report dated September 5, 1978, be approved:

- "(a) City Council APPROVE the agreement arrangements between the City and B.C. Hydro Authority and authorize the formal signing of the agreement when completed to the satisfaction of your officials.
- (b) City Council APPROVE the relocation of the parking component of the proposal to a multi-level garage development on Block 34 and direct the City Architect to put forward names of candidates for Council appointment to design the garage structure, the details on funding for the garage development to be reported to City Council after the design has been completed.
- (e) The proposed extension of the sub-station beneath the lane east of Richards Street and also beneath Richards Street be APPROVED subject to a satisfactory lease being negotiated with B.C. Hydro and the provision by B.C. Hydro to relocate existing utilities and making provision for future utilities to the satisfaction of the City Engineer."

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

THAT the following recommendations contained in the City Manager's report dated September 5, 1978, be REFERRED to the City Manager for further consideration and report back on proposed costs of this development:

- "(c) City Council RECEIVE the Urban Park concept and that a detailed report be submitted to Council early in 1979 providing a detailed cost analysis, funding opportunities, staging possibilities, etc.,

(The Director of Finance does not support this recommendation and would prefer that Council consider the proposed design and its associated costs with a view to setting a lower cost limit on the design.)

- (d) City Council APPROVE the appointment of Bruno Freschi as architect for the City's urban park project and also authorize the City Architect to employ the services of a quantity surveyor. Further, that interim maximum funding of \$78,000 for architects' fees and \$5,000 for quantity surveyors' fees - a total of \$83,000 - be authorized from the uncommitted balance of the Downtown Improvement Reserve."

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

THAT the proposed closure of the lane to the east of the urban park site on Block 35 be not approved;

FURTHER THAT the proposed use of the Richards Street sidewalk for an extension of this urban park concept be also not approved.

- LOST (tie vote)\*

(Aldermen Brown, Ford, Gibson, Marzari and Rankin opposed)

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Development of City-Owned Land  
at N/E Corner Dunsmuir and  
Richards Streets (cont'd)

MOVED by Ald. Brown,  
THAT

- (i) the question of whether the lane on the east side of the property should be incorporated in part into any urban open space development OR be recognized as an important transportation and utility corridor and not closed

and

- (ii) the question of whether the Richards Street sidewalk should be incorporated into the development to the satisfaction of both the Director of Planning and the City Engineer OR whether the street width of Richards Street should be maintained at 48 feet and no raised planters constructed above the sidewalk with the final design details to be to the satisfaction of the City Engineer - be deferred.

- LOST (tie vote)\*

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

\*(Alderman Harcourt was not present for these votes.)

The Mayor then requested the City Manager to refer the question of the lane on the east side of the property and the incorporation of the Richards Street sidewalk into the development back to Council in two weeks for further consideration.

Social Service & Health Matters  
(September 8, 1978) (cont'd)

Security for Health  
Departments (Clause 1)

Earlier in the proceedings, Council had deferred consideration of this clause to permit the Medical Health Officer an opportunity of answering questions. In response to questions on the need for security in Health Units for evening pre-natal classes, the Medical Health Officer stated it is difficult to guard the doors during pre-natal classes and because of this, some unfortunate incidents have occurred.

MOVED by Ald. Gerard,  
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

E. Grandview-Woodland N.I.P. -  
Laura Secord School Creative Playground

MOVED by Ald. Kennedy,  
THAT the recommendation of the City Manager contained in his report dated August 31, 1978, be approved.

- CARRIED UNANIMOUSLY

F. Redevelopment Project II - Renegotiated Sale  
Price - N/S 800 Block East Hastings Street

MOVED by Ald. Kennedy,  
THAT the recommendation of the City Manager contained in his report dated September 8, 1978, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

G. Hardship Applications

MOVED by Ald. Ford,  
THAT the recommendation of the City Manager contained in  
his report dated August 30, 1978, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee  
on Planning and Development,  
August 31, 1978

R.R.A.P. Status Report  
(Clause 1)

MOVED by Ald. Gibson,  
THAT the recommendations of the Committee contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Planning and Development  
(August 31, 1978)

The Council considered this report which contains four clauses,  
identified as follows:

- Cl. 1: Point Grey Road Waterfront Plan
- Cl. 2: Amendment to Zoning & Development By-law  
Commercial and Industrial Schedules
- Cl. 3: Amendments to the Subdivision By-law
- Cl. 4: Floor Space Ratio and Floor Areas of  
Apartment Buildings (Lofts)

Clauses 1, 2, 3 and 4

MOVED by Ald. Gibson,  
THAT the recommendations of the Committee contained in  
Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Community Services  
(August 31, 1978)

The Council considered this report which contains eight clauses,  
identified as follows:

- Cl. 1: Liquor Permit Application - 52 Powell Street  
Development Permit Application No. 81468
- Cl. 2: Liquor Permit Application - 841 Denman Street  
Development Permit Application No. 81493
- Cl. 3: Senator Hotel, 1212 Granville Street
- Cl. 4: Condition of Property - Moss and Fairmont Streets
- Cl. 5: Entertainment in Cabarets
- Cl. 6: Hotel Vancouver re Fire By-law
- Cl. 7: Community Services Grant Requests
- Cl. 8: Condition of Family and Juvenile Courts,  
2625 Yale Street

cont'd....



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STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee  
on Community Services,  
August 31, 1978 (cont'd)

Clauses 1, 2, 3, 4, 6 and 8

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in  
Clauses 1, 2, 3, 4, 6 and 8 be approved.

- CARRIED UNANIMOUSLY

Entertainment in Cabarets  
(Clause 5)

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in  
this Clause be approved after deleting the words 'licensed  
premises' in recommendation A and substituting the word 'cabarets'.

- CARRIED UNANIMOUSLY

Community Services Grant  
Requests (Clause 7)

MOVED by Ald. Rankin,  
THAT recommendation A of the Committee contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

MOVED by Ald. Rankin,  
THAT recommendation B of the Committee contained in this  
Clause be approved.

- CARRIED

(Alderman Rankin opposed)

IV. Report of Standing Committee  
on Finance and Administration  
(August 31, 1978)

The Council considered this report which contains three clauses,  
identified as follows:

- Cl. 1: B.C. Cancer Foundation - Grant Request
- Cl. 2: Follow-up of Finance Committee Review of Department  
of Permits & Licenses - Development Division
- Cl. 3: Additional Payroll Clerk in Finance Department

B.C. Cancer Foundation -  
Grant Request (Clause 1)

MOVED by Ald. Brown,  
THAT the recommendation of the Committee contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Follow-up of Finance Committee Review  
of Department of Permits & Licenses -  
Development Division (Clause 2)

MOVED by Ald. Brown,  
THAT consideration of this clause be deferred to the next  
meeting of Council and that the Acting Director of Permits and  
Licenses be present when it is discussed.

- CARRIED UNANIMOUSLY

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee  
on Finance & Administration,  
August 31, 1978 (cont'd)

Additional Payroll Clerk in  
Finance Department (Clause 3)

MOVED by Ald. Brown,  
THAT the recommendations of the Committee contained in  
this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

SPECIAL COMMITTEE REPORTS

V. Report of Council Committee  
on the Arts,  
September 6, 1978

Festival Guidelines  
(Clause 1)

MOVED by Ald. Brown,  
THAT the following matters submitted for consideration  
by the Committee on the Arts be referred to the City Manager  
for further consideration and report:

- "(A) (i) If Council wish to maintain past policy of paying  
for the street closure and clean-up costs for the  
Remembrance Day Parade, the Sea Festival Parade,  
the PNE Parade and the Grey Cup Parade (when  
appropriate), then \$18,400 should be included in  
the 1978 Engineering Department budget (1977 cost  
of \$16,759 + 10% cost increase).

- OR -

- (ii) If Council do not wish to maintain past policy, it  
is necessary to pass a motion rescinding previous  
resolutions which designated the Remembrance Day Parade,  
Sea Festival Parade, PNE Parade and Grey Cup Parade  
as civic funded events.

The Director of Finance advises that if (A) (i) is  
approved, the monies will have to be appropriated  
from 1978 Contingency Reserve."

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,  
THAT recommendations (B) and (C) of the Committee contained  
in this Clause be approved after deleting from recommendation  
(B) the words 'or to their designated officer'.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bellamy,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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BY-LAWS

1. BY-LAW TO PROVIDE FOR THE  
RETENTION AND DESTRUCTION  
OF RECORDS

MOVED by Ald. Ford,  
SECONDED by Ald. Rankin,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Ford,  
SECONDED by Ald. Rankin,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3614,  
BEING THE LOCAL IMPROVEMENT  
PROCEDURE BY-LAW (Metrication)

MOVED by Ald. Gibson,  
SECONDED by Ald. Bellamy,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Gibson,  
SECONDED by Ald. Bellamy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO PROVIDE FOR THE IMPOSITION  
OF INTEREST ON DELINQUENT REAL  
PROPERTY TAXES FOR THE YEAR 1979

MOVED by Ald. Gerard,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Gerard,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, September 12, 1978 . . . . . 12

BY-LAWS (cont'd)

4. BY-LAW TO PROVIDE FOR THE IMPOSITION  
OF INTEREST ON UNPAID BUSINESS TAX  
FOR THE YEAR 1979

MOVED by Ald. Gerard,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Gerard,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes  
(South 2' of Lot C, Block 210, D.L.  
526, Plan 1058)

MOVED by Ald. Rankin,  
SECONDED by Ald. Ford,  
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 'C', Block 210, District Lot  
526, Plan 1058

deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and constitute portion of a lane.

- CARRIED UNANIMOUSLY

1. The Emily Carr Collection

MOVED by Ald. Rankin,  
SECONDED by Ald.  
THAT WHEREAS the Emily Carr collection of paintings is in need of extensive repairs;

AND WHEREAS there are insufficient funds available in the Art Gallery to look after this matter;

THEREFORE BE IT RESOLVED THAT City Council hold discussions with the Art Gallery to discuss the extent of funds necessary for this task.

(Not Put)

The Mayor stated he would request the Art Gallery to provide an information memo on this matter to the next meeting of Council.

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MOTIONS (cont'd)

2. Proposed New Stadium - P.N.E.

MOVED by Ald. Rankin,  
SECONDED by Ald.

THAT WHEREAS the Directors of the P.N.E. have gone to considerable expense and propaganda effort to draw up plans for a \$165,000,000 sixty-five thousand seat new stadium which they propose to situate on the P.N.E. grounds;

AND WHEREAS the P.N.E. grounds are the site for a 35,000 seat stadium, a 17,000 seat ice rink, a 5,000 seat agridome, a 20,000 seat racetrack;

AND WHEREAS the P.N.E. itself has many other building and recreational complexes, including the midway, making the entire area the most concentrated entertainment spot in North America;

AND WHEREAS this concentration already results in massive traffic problems and the ruination of the peace and quiet of the surrounding residential area;

AND WHEREAS City Council has the final say whether or not the new stadium can be situated on the P.N.E. grounds, assuming that the senior governments will find the money for such an undertaking;

THEREFORE BE IT RESOLVED THAT this Council direct the City Planning and Social Planning staff to prepare a comprehensive report regarding all the environmental and other aspects associated with the building of a new stadium with special emphasis on the question of traffic dispersal - bearing in mind that the Cassiar-Hastings intersection is already one of the worst, if not the worst, in all Vancouver;

AND FURTHER BE IT RESOLVED THAT the staff have a comparative look at other sites

(a) in Vancouver (in particular on the north side of False Creek), and

(b) in the Lower Mainland

and apply the same environmental and other criteria to these alternatives as well.

(Deferred)

Council noted requests from the Hastings-Sunrise Action Council and the Ad Hoc Citizens' P.N.E. Committee to address Council on this matter at a future meeting.

The Mayor advised that he anticipates a staff report on the proposed new P.N.E. stadium to the Council meeting on October 3, 1978. It was agreed to defer the above motion to the October 3rd meeting and to hear delegations on it at that time.

ENQUIRIES AND OTHER MATTERS

Alderman Ford -  
V.C.P.C. Concerns re  
Airport and Port Growth

referred to a letter dated September 8, 1978, from the Chairman of the Vancouver City Planning Commission expressing concern re policies of the Federal Government regarding growth of Vancouver's International Airport.

The letter also made reference to the Federal Government's handling of development of the Port of Vancouver.

cont'd....

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ENQUIRIES AND OTHER MATTERS (cont'd)

V.C.P.C. Concerns re  
Airport and Port Growth  
(cont'd)

The Planning Commission requested Council to express its concerns to the Federal Government on these matters by asking for policy definitions on various points set out in its letter.

Alderman Ford requested the Mayor and the City's Industrial Development Officer consult with other affected municipalities in the region on these matters. Further, that the discussion include the Federal cutback in ship building subsidies.

The Mayor so agreed.

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The Council recessed at approximately 5:20 p.m. to reconvene at 7:30 p.m.

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The Council reconvened at 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Kennedy, Marzari,  
Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt  
SECONDED by Ald. Gibson

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

Introduction of the Ward System

On July 25, 1978, Council deferred consideration of the following motion by Alderman Bellamy to hear delegations:

"THAT WHEREAS it has been five years since the citizens of Vancouver have had an opportunity to express their views on Electoral Reform;

AND WHEREAS it has been claimed that the wording of that plebiscite was not clear, and since the principal concern is whether or not Vancouver Aldermen should be elected by wards;

THEREFORE BE IT RESOLVED THAT a plebiscite be put to the voters of the City of Vancouver in November 1978, as follows:

'Are you in favour of introducing some form of the ward system for the election of Aldermen?'

Cont'd . . .

DELEGATIONS (cont'd)

The following addressed Council and spoke in opposition to the above motion and recommended that the plebiscite wording be as follows:

"Are you in favour of electing Aldermen to City Council:

- a) By Areas \_\_\_\_\_  
 b) At Large \_\_\_\_\_."

- Mr. Mike Chrunik, I.B.E.W. (brief filed)
- Ms. Sydney M. Weaver
- Mr. David Lane
- Mr. Joseph Arnaud
- Mr. Darg Bell-Irving, AREA (brief filed)
- Ms. S. Olson, Killarney Champlain Citizens
- Mr. Peter Greenwell
- Mr. Bruce Eriksen, President, D.E.R.A.
- Ms. Jean Swanson
- Mr. Bruce Yorke, Committee of Progressive Electors
- Mr. Francis Draper
- Ms. Connie Fogal

The following addressed Council and spoke in favour of a full ward system:

- Mr. David Stone
- The Reverend Griffin, Community Worker, First United Church
- Ms. Susan Hoeppner, Vancouver Status of Women
- Mr. James D. McQueen
- Ms. Carole Walker
- Mr. Paul Murphy
- Mr. Chris Eve
- Ms. Selina Hartwell
- Mr. Monty Jaffe
- Mr. Allen Doolan, Grandview Tenants' Association (brief filed)
- Dr. P. Whiteside, C. O.P.E. (brief filed)
- Representative of Cedar Cottage C.O.P.E. Committee

Mr. Patrick Graham, V.I.A., spoke in favour of a plebiscite on the ward system for election of Aldermen in designated areas and in favour of increasing the number of Aldermen from ten to thirteen.

Mr. Harold Daykin, President, Cedar Cottage/Kensington Area Council, filed a brief suggesting the following plebiscite wording:

"How do you favour electing our Aldermen:

- |  |       |                                 |
|--|-------|---------------------------------|
| 1. By Neighbourhoods                           | _____ | Mark<br>one choice<br>only<br>" |
| 2. At Large                                    | _____ |                                 |
| 3. Half by Neighbourhoods and<br>Half At Large | _____ |                                 |

cont'd....

Regular Council, September 12, 1978 . . . . . 16

DELEGATIONS (cont'd)

Mr. Ron Fenwick, T.E.A.M., filed a brief and addressed Council in support of a partial ward system; enlarging the size of Council; extending Council's term of office to three years and the position of candidates' names on the ballot to be determined by lot.

Mr. H. Earle supported T.E.A.M.'s position in this matter.

Mrs. H. Boyce spoke against the introduction of a ward system

MOVED by Ald. Bellamy

SECONDED by Ald. Gibson

THAT a plebiscite be put to the voters of the City of Vancouver in November, 1978, as follows:

"Are you in favour of introducing some form of the ward system for the election of Aldermen?"

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Rankin

THAT a plebiscite be put to the voters of the City of Vancouver in November, 1978, as follows:

"Are you in favour of electing Aldermen to City Council:

a) By Areas \_\_\_\_\_

b) At Large \_\_\_\_\_ ."

- Carried

MOVED by Ald. Brown, in amendment

THAT the following be added as question (c):

"c) Half By Wards &  
Half At Large \_\_\_\_\_ ."

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Marzari, Puil, Rankin, and the Mayor opposed.)

The motion to amend having lost, the motion by Alderman Rankin was put and CARRIED, with Aldermen Ford, Gerard, Kennedy, Puil and Mayor Volrich opposed.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson

SECONDED by Ald. Harcourt

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

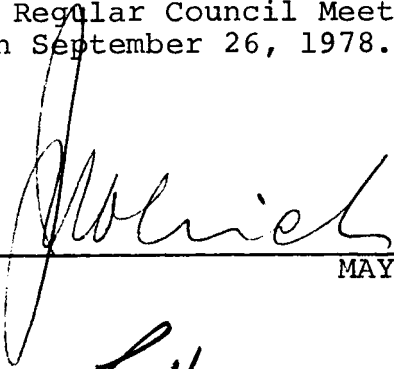
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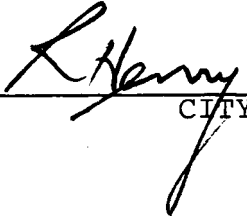
The Council adjourned at 10:50 p.m.

- - - - -



The foregoing are Minutes of the Regular Council Meeting  
of September 12, 1978, adopted on September 26, 1978.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

A-1

Manager's Report, September 8, 1978 . . . . . (WORKS: A-1 - 1)

## WORKS AND UTILITIES MATTERS

### INFORMATION

#### 1. Closure of Portion of the Lane south of Franklin Street between Kaslo Street and Renfrew Street

The City Engineer reports as follows:

#### "BACKGROUND

On May 30, 1978, Council dealt with a report of the Standing Committee on Planning and Development dated May 18, 1978, concerning a re-zoning application for the south side of Franklin Street between Kaslo Street and Renfrew Street and 192 feet along Hastings Street. This proposal called for the closure of the east-west lane in the block and construction of an hotel and residential complex. Council instructed the Director of Planning to refer this application to Public Hearing.

The Engineering Department is opposed to the proposed lane closure and has had several meetings with the architect to resolve this matter. We have proposed that the lane be diverted northerly at the eastern end of the block thereby permitting construction of the hotel. At the most recent meeting with the architect, he has proposed that the development be adjusted to accommodate the relocation of the eastern end of the lane.

#### PURPOSE

This report sets out the Engineering Department's concerns on the lane closure and recommends against the original proposed closure. Should Council decide to approve the re-zoning application, an alternative proposal of diverting a portion of the lane is recommended which will meet the City's present and future servicing requirements and will permit the proposed hotel/residential complex.

#### DISCUSSION

The original application referred to Public Hearing by Council called for complete closure of the lane in this block with retention of an easement to provide secondary access to the remaining parcels. The Engineering Department cannot recommend total lane closure since more than one parcel is to remain in the block. In addition to the Shell property, the Wolfe property remains and consists of 4 individual lots. The City should retain full control over the means of access to, and servicing of these remaining parcels which could be developed separately in the future.

The importance of secondary access to these parcels is increased because of the role of Hastings Street, onto which they front. Hastings Street is a major arterial and transit corridor with extensive curb restrictions on parking and loading. It is, therefore, imperative that control over this secondary means of access remain with the City. We are, therefore, not prepared to recommend complete closure of this lane in this block.

An alternate arrangement which provides an improvement to the lane system as well as creating sites for the proposed hotel and residential development can be recommended by the Engineering Department. This alternative involves relocating the easterly end of the lane, northerly to align with the existing north/south lane in the block to the north. The easterly end of the existing lane could then be closed and consolidated with the applicants abutting lands. This closure would be subject to a Quit Claim being obtained from the owners of Lot 'C', Block 50, T.H.S.L., Plan 12876 (the Shell site) and provided also an easement is granted for access in perpetuity to Lot 'C' over that portion of the closed lane which abuts Lot 'C'.

Because the east/west lane continuity is broken by the PNE at Renfrew Street, the diversion proposed above achieves the desirable lane continuity with the north/south lane west of Renfrew Street. This continuity is desirable for basic servicing such as utilities, garbage collection, etc. Furthermore, the proposed lane relocation represents a traffic improvement over the existing east/west lane. Traffic presently using this lane exits onto Renfrew Street half a block north of Hastings Street and tends to aggravate the congestion at this major intersection.

Cont'd.

Manager's Report, September 8, 1978 . . . . . (WORKS: A-1 - 2)

Clause 1 Cont'd

One of the concerns with any major development at this location is the additional traffic impact on the residents, particularly on Franklin Street. Because of this, the Engineering Department has advised the architect that vehicular access to the hotel and parking facilities must be limited to Hastings and Renfrew Streets. The relocated lane would, therefore, only provide for "normal" lane traffic, service vehicles, etc., but no hotel or parking traffic would have access to the lane. To accommodate underground parking for the hotel, the architect has indicated that a sub-surface crossing of the lane may be necessary.

RECOMMENDATION

The City Engineer recommends:

- A. That the total lane, north of Hastings Street between Kaslo and Renfrew Streets not be closed as part of this re-zoning application.
- B. If re-zoning is approved, that all that portion of lane shown hatched on the attached sketch be closed, stopped up and conveyed to the abutting owner on the north side of the said portion of lane subject to the following conditions:
  - a. A new lane outlet to Franklin Street as shown on the attached sketch be dedicated.
  - b. The owner of Lot 'C', Block 50, T.H.S.L., Plan 12876 to first Quit Claim his interest in the portion of lane to be closed.
  - c. An access easement is granted to said Lot 'C' over that portion of closed lane which abuts Lot 'C' to the satisfaction of the Director of Legal Services.
  - d. The portion of lane so closed to be subdivided with the abutting lands in a manner satisfactory to the Approving Officer.
  - e. The southerly portion of Lots 5 to 8 as shown on the attached sketch, to be dedicated for road.
  - f. Should the area of the closed lane exceed the area of lane and road dedicated the applicant to pay the value of the excess area as determined by the Supervisor of Properties.
  - g. Upon registration of the subdivision plan dedicating the new lane the Director of Legal Services be authorized to enter into an encroachment agreement permitting the construction of sub-surface access to the parking structure on the west side of the newly dedicated lane, if required by the applicant. The annual rental to be determined by the Supervisor of Properties."

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION at this time for referral to the Public Hearing on September 14, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 2

A-2

MANAGER'S REPORT, September 8, 1978 . . . . . (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERSRECOMMENDATION1. Security for Health Units

The Medical Health Officer reports as follows:

"At its meeting of May 16, 1978 City Council approved the 1978 Memorandum of Agreement dated May 8, 1978 between the City of Vancouver and the Registered Nurses' Association of B.C. Section 16 of this Agreement reads as follows:

"If a nurse who is conducting pre-natal classes in the evening feels that her personal safety is in jeopardy without having a commissionaire or security guard in attendance when she closes up after her class, she should request the Director of Nursing Services to have a suitable attendant assigned."

Requests have been received from several Units for security guards during Pre-Natal Classes:

East Unit	2 nights per week
South Unit	3 nights per week
West Unit	4 nights per week
West-Main	3 nights per week
Burrard-Robson	2 nights per week.

At the Burrard -Robson location, security is presently being provided by the Provincial Ministry of Human Resources. However, the Ministry is under no obligation to provide this service and may choose to discontinue it at any time-

Costs for security for the other Units are \$23.57 per session, i.e. \$4,808.00 for the last four months of 1978 and \$14,708 annually.

Aside from being a requirement under the 1978 contract, the security guards will help to prevent a number of unfortunate situations which have occurred at the Units during evening classes in the last few years.

The Comptroller of Budgets & Research advises that, if approved, the source of funding would be Contingency Reserve.

The Medical Health Officer recommends:

- A. That \$4,808.00 be approved to hire security guards for evening pre-natal classes at the East, South, West and West-Main Health Units;
- B. That an additional sum up to \$801.00 be approved should the Ministry of Human Resources discontinue the security service at Burrard-Robson Unit."

The City Manager RECOMMENDS that the recommendations of the Medical Health Officer be approved, and notes that this program is being discussed with the Province as part of our submission on cost sharing. The organization and funding for delivery of this program is being reviewed extensively and will be reported in 1979.

FOR COUNCIL ACTION SEE PAGE(S) 7

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kiwassa N.I.P. - Street Lighting

The Director of Planning and the City Engineer report as follows:

"On April 4, 1978, City Council approved the Kiwassa Neighbourhood Improvement Plan. One N.I.P. project listed in this plan was the provision of improved street lighting for the Kiwassa N.I.P. area.

As was explained in the Kiwassa Plan, this area is one of the few in the City which has 175 Watt mercury vapour street lights. Most areas with mercury vapour have 250 Watt fixtures. Also there is an average of three lights per block, compared to four or more in other areas. The overall result is that this area appears to be quite dark at night, and many residents have expressed fears about walking on the streets at night because of this.

It is proposed, therefore, that the existing lamp standards be replaced with the types currently in place in Strathcona. These have the higher wattage bulb and the fixture itself is closer to the street so that there is more light at street level.

The City Engineer estimates the cost of this project to be \$12,000. As this is classified as a Municipal Services project, it is subject to the Federal 25%, Provincial 12.5%, City 62.5% cost sharing formula. This formula necessitates a higher City share than that provided under the originally approved amounts which were provided on an assessment cost sharing formula of Federal 50%, Provincial 25%, City 25%. However, there is enough City funds in the Municipal Services category of the Kiwassa NIP budget to pay the additional amount required.

The Kiwassa NIP Committee, CMHC and the Province have concurred with the expenditure of Kiwassa NIP funds for this project.

The Director of Planning and City Engineer therefore recommend that City Council approve the expenditure of up to \$12,000 from the Municipal Services category of the Kiwassa NIP budget to be used for the replacement of existing lamp standards within the Kiwassa NIP area with 250 Watt post top luminaire similar to the type now in place in the Strathcona area.

This amount will be cost shared as follows:

Federal (25%)	\$3,000
Provincial (12.5%)	\$1,500
City (62.5%)	\$7,500."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and City Engineer be approved.

2. Grandview-Woodland N.I.P.: Community Services Directory

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of \$90,500.00 for improvements to social services in the area. The Concept Plan identified the publication and distribution of an up-to-date directory of community services in the N.I.P. area as a high priority in this category of N.I.P. expenditures.

An appropriation of \$9,666.00 was approved by Council for this project on September 13, 1977. Due to a shortage of staff time the Britannia Community Services Centre reports that it was unable to complete the directory until May of 1978. The interim period involved considerable updating of information contained in the Directory. Upon completion of the Directory a review of the original cost estimates revealed that an additional sum would be necessary in order to cover the cost of binding. The Grandview-Woodland N.I.P. Committee support the allocation of an additional \$1,374.15 for this purpose.

Manager's Report, September 8, 1978 . . . . (BUILDING: A-4 - 2)

Clause 2 Cont'd

The B.C. Department of Municipal Affairs and Housing and C.M.H.C. concur with the appropriation of the extra funds.

The Director of Planning recommends that Council approve the appropriation of \$1,374.15 from the Grandview-Woodland Social/Recreational N.I.P. Account #898-9404, (to be added to Account #866-6205), for the completion of the Community Services Directory, to be shared as follows:

C.M.H.C.	- \$687.07
Province of B.C.	- \$343.54
City of Vancouver	- \$343.54"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Cedar Cottage N.I.P. Appropriations: Trout Lake Community Centre Purchase of Equipment

The Director of Planning reports as follows:

"A major priority of the Cedar Cottage Neighbourhood Improvement Program is to upgrade the recreational facilities in the community. To achieve this goal, the Cedar Cottage N.I.P. Committee has recommended the allocation of N.I.P. funds to upgrade a project at the Trout Lake Community Centre. This project can be summarized as follows:

Trout Lake Community Centre Purchase of Equipment

The Trout Lake Community Centre provides a wide range of recreational services to the Cedar Cottage Neighbourhood. The equipment request submitted by the Community Centre will afford greater opportunities for residents to utilize the services and facilities. It is noted that the requests relate mainly to safety equipment, equipment for seniors' activities, additions to the health club services and two structural modifications to the lacrosse and hockey storage area and the nursery school. An explanatory letter and list of equipment cost estimates is attached as Appendix I.

The Director of Planning advises that the Cedar Cottage N.I.P. program is nearly completed and this report represents one of the final allocations. It is further noted that N.I.P. funds do not presently exist in accounts with the proper funding formula i.e. 50% Federal, 25% Provincial and 25% City, to undertake work of this nature, however, sufficient surplus funds are available in other N.I.P. accounts (894/9024, 830/2601 and 831 division).

C.M.H.C. and the Provincial Government have been contacted regarding this project and concur with the dispersal of funds as recommended.

The Director of Planning recommends:

THAT approval be given to the transfer within the Cedar Cottage Neighbourhood Improvement Program of \$6,161.00 for the provision of recreational equipment for the Trout Lake Community Centre from the surplus in accounts #894/9024 - \$2,100.00, #830/2601 - \$1,358.00, and 831/division - \$2,703.00. Costs would be shared as follows:

Equipment Purchase - Trout Lake Community Centre

C.M.H.C. (50%)	\$3,080.50
Province (25%)	\$1,540.25
City (25%)	<u>\$1,540.25</u>
TOTAL	\$6,161.00
	=====

Cont'd.

Manager's Report, September 5, 1978 . . . . . (BUILDING: A-4 - 3)

Clause 3 Cont'd

The Director of Planning notes that the above total includes a contingency amount of approximately \$250.00 to cover any anticipated overruns related to this allocation."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Kensington N.I.P. - Gray's Park

The Director of Planning reports as follows:

" BACKGROUND

City Council approved the Kensington N.I.P. Concept Plan on April 4, 1978. An amount of \$267,990 was budgeted for needed improvements to Gray's Park. It was intended that the funds would be used for a Community House, new wading pool, tennis courts, second bowling green, creative playground and passive recreation area. Up to this time, City Council has approved a total allocation of \$136,490 to the Vancouver South Lawn Bowling Club for the construction of a new Community House on the park. The purpose of this report is to recommend that a further \$106,665 be allocated for further improvements to the park.

PARK DESIGN PROCESS

A public design session was held on April 16, 1978, when local residents met with Park Board and Planning staff and members of the Kensington Citizens' N.I.P. Planning Committee. Ideas suggested at this and previous meetings were developed into a plan by the Park Board designer in continuing consultation with the N.I.P. Planning Committee. On August 23, 1978, the Kensington Citizens' N.I.P. Planning Committee accepted the proposed park design and agreed to recommend to City Council that the required amount of money be allocated for improvements to the park. It should be noted that the Planning Committee accepted all aspects of park improvement except the provision of the second green. Planning staff, Planning Committee members and Park Board staff will be investigating alternatives with respect to the provision of a second bowling green and may report back to Council at a later date.

PARK DESIGN AND COST

The major components of the park design and associated cost are as follows: (indicated on Appendix "A")

- park development	
- two tennis courts	
- park benches and lighting	
- a creative play area	\$ 96,800
- parking lot	8,195
- washrooms and storage	<u>11,750</u>
	<u>\$116,745</u>

This amount is in addition to the \$136,490 already allocated for the construction of the new Community House. The Vancouver South Lawn Bowling Club had received a Canada Works Grant of \$49,224 toward the labour component of constructing the new Community House, but were only able to use \$24,839. By agreement with Canada Works staff, the remaining funds were made available to the Park Board for work on the rest of the park. Park Board staff have advised that \$10,080 of the available Canada Works money could be used on remaining park improvements.

The required amount of N.I.P. money is, therefore, as follows:

- park improvements	\$116,745
- less Canada Works funds	<u>10,080</u>
	<u>\$106,665</u>

C.M.H.C. and the Province of British Columbia have been advised of and concur with the allocation of Kensington N.I.P. funds as proposed.

Cont'd.

Manager's Report, September 8, 1978 . . . . (BUILDING: A-4 - 4)

Clause 4 Cont'd

The Director of Planning recommends that City Council approve the appropriation of up to \$106,665 from the Kensington N.I.P. Social/Recreational account 891/8704 for improvements to Gray's Park as described above, with costs to be shared as follows:

C.M.H.C.	50%	\$ 53,332.50
Province of B.C.	25%	26,666.25
City of Vancouver	25%	<u>26,666.25</u>
		\$106,665.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Strata Title Application - Conversion 5853-5855 Tisdall Street

The Director of Planning reports as follows:

"An application has been received from Mrs. Loreley Antell, owner of 5853-5855 Tisdall Street, Lot 'A' of 17, Block "D" of Block 1008, D.L. 526, Plan 10698, a semi-detached two-family dwelling erected in 1963, to convert the building to Strata Title Ownership. Mrs. Antell lives in one dwelling unit and the other dwelling unit is rented to Mr. and Mrs. F. R. Lowe who wish to purchase their suite. The zoning is RT-1, Two-Family Dwelling District.

See Appendix 'A' for site plan.

Applicant has submitted the following information:

1. Strata Plans;
2. Statement of ownership and written support of all tenants to the proposed strata conversion;
3. Building Inspection Report from Charles Bowman, architect, indicating building is in excellent condition; (See Appendix 'B')

Further to the condition of the building the Acting Director of Permits and Licenses reports as follows:

"These premises have been inspected and the reports indicate that the building substantially complies with the Electrical, Building, Plumbing, and Gas By-laws and we would recommend granting of the strata conversion."

Further to the occupancy of the building the Director of Social Planning reports as follows:

"Since all tenants endorse the owners application, the Social Planning Department has no objections to this application for conversion to strata title ownership."

The Director of Planning with the concurrence of the Acting Director of Permits and Licenses and the Director of Social Planning recommends that:

This Application be approved, thereby permitting the conversion of the residential premises at 5853 and 5855 Tisdall Street to Strata Title Ownership and the Approving Officer is hereby authorised to sign the submitted strata plans."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 2



A-5

MANAGER'S REPORT, SEPTEMBER 8, 1978 . . . . .

(CLAIMS:A5-1)

LICENSES & CLAIMS MATTERSRECOMMENDATION:1. Hours of Operation of Corner Stores

The Director of Legal Services reports as follows:

"The question of corner store hours recently came to the fore when Council dealt with Mac's Milk Store on Denman Street. At the conclusion of the debate a motion was passed instructing me to report back on appropriate amendments which would allow Council some discretion to regulate individual corner store hours.

In passing this motion regard was had to that section of the Charter which allows Council by by-law to classify shops and specify different closing hours for different classes.

I have now had an opportunity to examine this in depth and, I have also had the opportunity of examining the application of this approach with the Acting Director of Permits and Licenses.

If the concept of a corner store was a new retailing style, then it would be relatively easy to classify it into types. The by-law rules would apply as required in the establishment of such a store. Unfortunately, corner stores are a form of small retailing that has been around as long as the City. The Acting Director of Permits and Licenses made a survey in the field of the various locations and circumstances under which one finds corner stores. Some have been in residential districts for a great many years and, are totally non-conforming, but are causing no problems. The original concept was to classify corner stores into two classes which would be determinable on the basis of their proximity to residential accommodation.

While legally permissible under Charter powers, to introduce this new principle into an old established retailing style would not only be very discriminatory, but would also create some very inequitable situations.

The problem of noise is not a big problem and, it would seem that a preferable course of action would be to deal with each case which is the subject of a complaint, on its own merits, and within Council's powers to regulate businesses under the license provisions of the Charter, rather than to introduce a new concept which would only create even further problems. The Acting Director of Permits and Licenses agrees with this proposal and, I therefore recommend that no further action be taken on by-law amendments, but that individual cases be dealt with under Council's licensing powers.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 3

A-7

MANAGER'S REPORT, SEPTEMBER 8, 1978 . . . . . (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION1. Disposal of Found Property

On July 13, 1978, the Richmond Municipal Council adopted the attached report of its Administration Committee relative to a policy for the disposal of found property received by the R.C.M.P. The report sets out guidelines and the Administration Committee recommends that the guidelines be circulated to other Municipalities in the Lower Mainland Municipal Association and to Divisional Headquarters with a view to all Lower Mainland Municipalities adopting similar guidelines.

The Deputy Chief Constable was advised of this proposal and after reviewing the Richmond Report commented as follows:

"My first comment is that Vancouver does not come under the Municipal Act. When Sections 473 and 483 of the Vancouver Charter were repealed, City Council enacted Bylaw 5078 (copy attached) which provides for the disposal of unclaimed property.

My comments on the Richmond recommendations are as follows:

1. (a) and (b) - We have no problem under our existing regulations. We require the claimant to prove ownership and if he cannot do so, he does not receive the property. I think in the great majority of cases, the owner has made an insurance claim and leaves it at that. If the owner's name appears on the property such as wallets, credit cards, etc., a letter is sent to the address indicated and if the owner replies claiming the property, it is forwarded to him.
2. Found Bicycles - We now return any found bicycles which cannot be identified to the finder after sixty days. I don't understand why Richmond recommends they not be returned to the finder. This would certainly discourage people from turning a found bicycle over to the police.
3. Found Money and Securities - We return such items to the finder after sixty days. I would hate to try to justify the City keeping 50% of items over \$500.
4. Perishable Goods - We have the same regulation.
5. to 11. - I see no need to change our present regulations governing the disposal of unclaimed property.

My conclusion is that our present Bylaw and regulations are satisfactory and we should not consider adopting the recommendations of the Richmond Administration Committee. Our volume of property handled is much too great for us to get involved in any more complex procedures which would slow down the disposition process."

The City Manager RECOMMENDS that the Municipality of Richmond be advised that the City of Vancouver is satisfied with its present procedures re disposal of found property.

MANAGER'S REPORT, SEPTEMBER 8, 1978 . . . . . (FINANCE: A7-2)

## 2. Records By-law

The City Clerk reports as follows:

"In 1969 By-law number 4461 which provided for the destruction of documents required records in general to be retained for a period of 5 years in any department of the City prior to destruction. This By-law was amended in 1972 by By-law 4651 which in effect struck out the 5 year provision allowing such a decision to be made by the Department Head subject to records of a financial nature receiving the consent of the Director of Finance before actual destruction takes place.

Since the appointment of a records officer and the later commencement of a records management system, a new procedure has been in effect which requires the signatures of related officers of the City, particularly the City Archivist before destruction is authorized. Many valuable archives will be safeguarded by this procedure.

The attached draft By-law has the approval of the Records Management Committee and in effect:

- (a) Defines "Records"
- (b) Requires approval of the following before destruction is authorized:

Department Head

Director of Finance

Director of Legal Services

City Archivist

City Clerk

It is recommended the attached By-law be approved in principle for formal consideration of Council subsequently."

The City Manager RECOMMENDS that the above report of the City Clerk be approved.

## 3. Agreements for Development Permit No. 79258

The Director of Legal Services reports as follows:

"At the instance of B.C. Central Credit Union Council passed By-law No. 5018 adopting an Area Development Plan for Area 10A, False Creek. The By-law sets several requirements including the provision of certain public open space and the stipulation that the public open space be developed and maintained by the owners of the development.

Within Area 10A the Credit Union owns Lot 1 of Parcel H, District Lot 3610, Plan 17022, which it has developed with a large office building. The Credit Union also owns another large lot adjacent to Lot 1. The remaining Lot within Area 10A (Remainder Parcel F, Indian Affairs Survey Plan B.C. 1140, Land Registry Office Plan M-74 (DF-60843) District Lot 3610) is owned by the National Harbours Board. The Harbours Board has leased this lot to Greentree Developments Ltd., a wholly owned subsidiary company of B.C. Central Credit Union. Greentree Developments Ltd. has applied to develop Remainder Parcel F pursuant to Development Permit Application No. 79258.

Clause #3 continued:

A substantial part of the public open space is to be a public right-of-way for pedestrian and bicycle traffic along the westerly 17 feet and the northerly 15 feet of Remainder Parcel F to be part of the False Creek waterfront walkway.

Because the Harbours Board has flatly refused to bear the cost of developing and maintaining the right-of-way, when considering Development Permit Application No. 79258 the Development Permit Board has stipulated the following agreements to secure the development and maintenance of the right-of-way:

1. Right-of-way in perpetuity from the National Harbours Board.
2. Right-of-way from Greentree - this is necessary since it will be some time before the right-of-way promised by the Harbours Board will be signed.
3. Rentcharge agreement from the Credit Union. The rentcharge charges the Credit Union's Lot 1 in perpetuity with the yearly payment to the City of the price of sixty ounces of gold (roughly \$12,000.00 @ July 1978 gold prices); the rentcharge is an interest in land and runs with the land.
4. Unregistered agreement under which the Credit Union undertakes development and maintenance of the public right-of-way and if so the City refunds the rentcharge and if not the City does the work and applies the rentcharge to the cost of the work and refunds the surplus, if any. The Credit Union is to indemnify the City against injuries, mechanics' liens etc. arising from the existence, development and maintenance of the right-of-way and the rentcharge also secures this obligation. However this agreement cannot be imposed upon subsequent owners of Lot 1. When the property changes hands it is expected that the new owners will wish to avoid the full burden of the rentcharge and so will approach the City for a fresh agreement upon similar terms.
5. Encroachment agreement charging the Credit Union's Lot 1 with the obligation to develop and maintain the right-of-way. Although this seems like duplication, it is advisable to secure the cost of development and maintenance of the right-of-way with this second independent statutory mechanism. There is to be no annual charge under the encroachment agreement."

The City Manager RECOMMENDS that the City conclude these agreements with the National Harbours Board, Greentree Developments Ltd. and B.C. Central Credit Union, subject to the agreements being to the satisfaction of the Director of Legal Services.

MANAGER'S REPORT, SEPTEMBER 8, 1978 . . . . . (FINANCE: A7-4)

INFORMATION:

4. Purchase of Surplus City Furniture and Equipment

The Director of Social Planning reports as follows:

"At City Council meeting on Tuesday, July 25, 1978, Mayor Volrich requested the City Manager to review the present procedures and guidelines regarding the sale of surplus City furniture and equipment to Non-Profit Organizations for a nominal sum and to report to Council.

BACKGROUND

On March 6, 1973, City Council adopted the recommendation of the Standing Committee on Community Development of February 22, 1973, instituting a policy of loaning surplus city furniture to non-profit organizations.

On July 17, 1973, City Council approved the recommendation contained in the Community Development Committee report of July 5, 1973, as follows:

"THAT the City Purchasing Agent continue to dispose of surplus furniture and equipment in the manner prescribed in the Administrative Manual except that he shall be authorized to give preference to non-profit organizations and/or equipment to such non-profit organizations for a nominal sum, provided that;

- a) The Director of Social Planning is satisfied that the purchaser is a non-profit organization;
- b) the furniture and equipment is surplus to the present and future needs of the City and associated boards;
- c) the total value of the furniture and equipment sold to any one organization does not have a market value in excess of \$2,500;
- d) the non-profit organization agrees to sell back to the City, at the nominal price paid, any furniture and equipment for which it has no further need, or when its return is requested by the City;
- e) the Standing Committee on Community Development set the amount of the nominal price paid, any furniture and equipment for which it has no further need, or when its return is requested by the City;

On April 23, 1974, City Council rescinded the 1973 procedure and approved the following recommendations of the Community Development Committee dated April 4, 1974;

- a) The Director of Social Planning receives the various requests and satisfies himself that the purchaser is a legitimate non-profit organization, engaged in community work and that the amount of furniture requested reflects a realistic need.
- b) the request, if meeting the requirements of (a) be forwarded to the Purchasing Department (Manitoba Yards) to see which request items are available and surplus to the present and future needs of the City.
- c) The Manitoba Yards fill the order, as per stock on hand, fill in contracts and distribute the furniture.
- d) The Director of Social Planning report quarterly to the Standing Committee on Community Development on furniture sold in this manner.

MANAGER'S REPORT, SEPTEMBER 8, 1978 . . . . . (FINANCE: A7-5)

Clause #4 continued:

It is also suggested that the following guidelines govern the above procedure

- A. Each furniture request be limited in value to \$300 (auction value);
- B. Requests for furniture with a value over \$300 be referred to the Standing Committee on Community Development for approval.
- C. No more than one request from each organization to be processed, as described above, in any one calendar year. Further requests in the same calendar year from the same organization, would be referred to the Committee.
- D. The following limitations apply to each organization relevant to furniture requests, in order to allow an equitable distribution of surplus items that are in high demand, but low supply; 2 typewriters, 3 desks and 3 steno chairs, 2 worktables, 6 office chairs, 2 filing cabinets.
- E. The attached notice or a similar notice describing this furniture service provided by the City and the guidelines through which it is made available, be distributed in the future to organizations interested in acquiring furniture."

A written agreement (Appendix A) between the City and the organization itemizes the furniture and equipment obtained and the nominal fee (\$10.00 or 10% of auction value, whichever is greater) that the organization must pay and includes a statement requiring the group to sell back the furniture to the City should the organization discontinue functioning or no longer require it.

Since 1975, 95 non-profit organizations have received furniture and equipment from the City under the provisions of this policy. The following is a summary of the total appraised auction value of the furniture so disposed,

<u>YEAR</u>	<u>AUCTION VALUE</u>	<u>COST TO NON-PROFIT GROUPS</u>
1975	\$ 2,390	\$ 260.00
1976	8,399	910.30
1977	13,799	1,492.50
To end May/78	5,224	562.99

Administratively the program works very smoothly. For non-profit organizations it provides an inexpensive source of furniture and equipment."

The City Manager submits the above report of the Director of Social Planning for INFORMATION.

RECOMMENDATION:

5. Economic Development Manager's Membership on Board of Directors of Industrial Developers Association of Canada

The Director of Finance reports as follows:

"The Economic Development Manager, at the time he joined the City of Vancouver, was a member of the Board of Directors of the Industrial Developers Association of Canada (IDAC). His term is a two-year term covering 1978 and 1979.

...../6

MANAGER'S REPORT, SEPTEMBER 8, 1978 . . . . . (FINANCE: A7-6)

Clause #5 continued:

The Association has approximately 300 members, the bulk of whom are municipal economic development officers. Agencies such as chartered banks, Department of Regional Economic Expansion (DREE), the railways, the Provincial Governments, industrial park developers, etc. are usually represented at the annual meeting of the Association also.

In my opinion, the Economic Development Manager's membership in this Association, and the fact that he is a Director of the Association, is of considerable value to the City as it provides him with many of the very necessary contacts and information that he requires to properly perform his function.

There is no problem relative to the City maintaining his membership in the Association as this is a normal City activity, nor with fitting his annual conference in with our conference schedule, even though I will probably ask for 1979 roster of conferences to be increased by one for the department because of this new function.

However, with respect to his membership on the Board of Directors and the City paying for his attendance at the Board of Directors meeting outside of the annual conference, it is normal City policy to obtain Council approval of the extra travel. The Board of Directors of this Association endeavors to meet four times a year outside of the meetings held at the annual conference. In many cases, for this particular function, it will be possible to combine these Directors meetings with normal business travel of the Economic Development Manager such as visits to industrial prospects and field studies and other cities who are approaching similar problems to Vancouver. This will of course reduce the travel cost for the Board of Directors meetings.

If Council approves this, then the additional costs would be automatically included in the 1979 budget. The extra cost is probably on the order of \$1,500.

There are two remaining Board meetings in 1978, one in Edmonton and one in Ottawa. The cost of the Economic Development Manager's attendance at these meetings can be absorbed in the 1978 budget.

I would, therefore, recommend

THAT the membership of the Economic Development Manager on the Board of Directors of the IDAC be approved and therefore his attendance at the normal Board of Directors meetings be also approved, with the 1979 cost to be included in the budget."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

6. Establishment of Four (4) Additional Positions  
for the Long-Term Care Program, Health Department

The Medical Health Officer reports as follows:

"On May 30, 1978 City Council approved eighteen (18) additional positions for the Long-Term Care Program, contingent upon written approval from the Provincial Government.

In letters dated April 18, 1978, May 29, 1978 and July 31, 1978 from the Ministry of Health, Province of B.C., authorization for these additional positions was given. The Provincial Government, in its letter of July 31, 1978 also approved four (4) additional positions as follows:

MANAGER'S REPORT, SEPTEMBER 8, 1978 . . . . . (FINANCE: A7-7)

Clause #6 continued:

	<u>Sept.1/78-</u> <u>Dec.31/78</u>	<u>Annual</u> <u>Recurring</u>
<u>Assessment &amp; Placement Follow-Up</u>		
2 positions (either CHN I or Social Worker) @ \$1,489.00/month, 1978 rates, mid step	\$11,912.00	\$35,736.00
<u>Support Staff</u>		
2 positions of Program Assistant (Clerk Typist II) @ \$852.00/month, 1978 rate, mid step	6,816.00	20,448.00
Fringe benefits (13½%)	2,528.00	7,585.00
Total salaries & fringe benefits	21,256.00	63,769.00
Transportation	800.00	2,400.00
Furniture: 2 typewriters, 2 S.P. desks, 2 secretarial stations, 2 swivel tilter arm chairs, 2 steno chairs	3,200.00	-
Supplies	400.00	1,200.00
Administration & overhead (based on 3% of total salaries & fringe benefits)	638.00	1,914.00
	<u>\$26,294.00</u>	<u>\$69,283.00</u>

It should be stressed that the additional four positions are considered vital for the effective functioning of the Long-Term Care Program.

The Medical Health Officer recommends that the foregoing four positions be approved for the Long-Term Care Program and that the costs of these additional positions and services be borne by the Provincial Government."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 3



Manager's Report, September 8, 1978 . . . . . (PROPERTIES: A-9 - 1)

# PROPERTY MATTERS

## RECOMMENDATION

1. 635 Burrard Street, Park Site - Exchange of lands between the City and the Provincial Government

The Director of Finance and the Supervisor of Properties report as follows:

"City Council, IN CAMERA, on June 25, 1974 resolved in part as follows:

'That Council approve the purchase of the Bowell McLean Property at Melville and Burrard at a cost of \$2½ million, with the adjoining property owners sharing 50 percent of the acquisition cost through a local improvement levy on the basis of the oral reports given by the Board of Administration and the Director of Legal Services.'

The acquisition of the land from Bow Mac was carried out by the City subject to a collateral agreement and, at that time, it was anticipated that the Provincial Government property would be turned over to the City for the price of \$1.00.

It has since evolved that the land (now under control of the British Columbia Building Corporation) will have to be acquired by the City on a market value basis. However, the British Columbia Building Corporation in return is willing to purchase from the City at market value other properties of use to the Corporation.

Hence, investigation has been carried out on the basis of an exchange of City owned lands for 635 Burrard Street. The exchange proposals have largely been unsuccessful except for one site which the Provincial Government would accept as part of the cost of acquisition, this being the site that Council approved February 21, 1978 as being available to the Provincial Government for a detoxification centre. Council at that time offered to turn that site over to the Province for the sum of \$1.00. This is the former Dog Pound Site plus some lands under control of the Property Endowment Fund Board at the corner of Great Northern Way and Prince Edward Avenue.

There is at present a disagreement between the City and the Province on the valuation of the two properties, as follows:

	<u>City estimate</u>	<u>Province</u>
635 Burrard	1,000,000	1,265,000
Detox Site	370,000	235,000
Difference	<u>630,000</u>	<u>1,030,000</u>

City officials have suggested to the British Columbia Building Corporation staff that one independent appraisal be commissioned jointly by both parties, and that we both agree to accept the net figures so arrived at. This would be agreeable to the British Columbia Building Corporation.

The Provincial Government would agree to take the Detoxification centre site as part-payment for the land on Burrard Street and would enter into an agreement whereby the City will pay cash for the difference, payable at a later date, providing interest is paid on the outstanding amount based upon the 1978 value.

Cont'd.

Manager's Report, September 8, 1978 . . . . . (PROPERTIES: A-9 - 2)

Clause 1 Cont'd

This would commit future Councils to payments which are not acceptable under the Charter, unless funds are first set up to make full payment should future Councils decide to do so. In this event, if funds are set up for the future payment, it would be more prudent to pay cash for the difference now and further resolve that any future City owned properties that are to be released to the Province will only be turned over at full market value.

Development of the Park Site

The form of development of the park site is unknown at this time, as the Planning Department is proposing a procedure for developing a design. What costs might be developed from whatever design is chosen, is a matter for the future.

On the basis of the Planning Department's proposal for the Block 35 park site, recognizing that the Bow Mac site in total is very close to the same size as the Block 35 site, it would appear that a park development cost of \$1,700,000. in 1978 dollars could be expected. This report will recommend that in no event should the park development cost exceed \$1,600,000. in final dollars, recognizing that this still means a very expensive park by any comparison.

Financing Problems

The City is currently considering a great many capital projects with very heavy financing requirements, really quite beyond available funds. If all of these projects proceed it will mean additional very heavy demands on the Supplementary Capital Budgets over the next five years.

The park development costs of up to \$1,600,000. could be made available from the sale of the local improvement bylaw levied on the surrounding property owners for half the purchase price of the Bow Mac site, plus interest. This still leaves a shortfall of between about \$600,000 and \$1,000,000 for the net cost of acquisition, and the only viable source of funds for this is the 1979 Supplementary Capital Budget.

Timing is fairly critical as we cannot start levying or charging the owners under the local improvement bylaw until the calendar year following the year in which the City commences development of the park. It is therefore quite critical that the City actually commence development of the park in 1978.

The Director of Finance and the Supervisor of Properties therefore suggest that the sequence of events should be as set forth below.

CONSIDERATION

Council should decide on September 12 whether to accept the British Columbia Building Corporation position that the 635 Burrard Street site be turned over only at full market value (less an allowance for market value for the Detox site,)

or, whether to make another approach on a political level to obtain the site for \$1.00 or a more reasonable price.

There is a danger that such an approach may delay the acquisition of the site and cause a year's delay in the local improvement bylaw.

Cont'd.

Manager's Report, September 8, 1978 . . . . . (PROPERTIES: A-9 - 3)

Clause 1 Cont'd

RECOMMENDATION

If Council decides to accept (reluctantly) the British Columbia Building Corporation position, then it is recommended that we proceed as follows:

1. Agree with the Province on the net purchase price for 635 Burrard Street, by way of an independent appraisal jointly commissioned,
2. Demolish all the buildings on the site and commence park development to the extent of grading and planting grass,
3. Pass the local improvement bylaw (in 1978),
4. Sell the local improvement bylaw to the Sinking Fund,
5. Pay the Provincial Government for the site.  
(All of the above actions should take place in 1978.)
6. In the 1979 Supplementary Capital Budget, replace the purchase price of the 635 Burrard site,
7. Use the funds from (6) and the balance remaining from the local improvement bylaw to develop the park to a maximum of \$1,600,000. (or less as Council may decide) in final dollars.

The City Manager RECOMMENDS:

- A. That Council accept reluctantly the British Columbia Building Corporation position to turn over the site at 635 Burrard at market value, - less an allowance for the market value of the Detox site.
- B. That Council resolve that in future all City owned sites required by the Province will be turned over to them only at full market value.
- C. That Council accept recommendations (1) to (7) of the Director of Finance and the Supervisor of Properties.

2. Minaki Lodge (Loomis Holdings Ltd.) - 1138 Nelson Street

The Supervisor of Properties reports as follows:

"Minaki Lodge is a boarding house facility, run by a private organization, which was purchased by the City in 1967 for park purposes and was to be demolished in 1975 pursuant to a City Council resolution of June 24, 1975.

Due to the low vacancy rate in the West End, City Council, in September of 1975, rescinded its previous motion and approved a two (2) year lease to Loomis Holdings Ltd. to continue their management until suitable alternate accommodation would be available elsewhere. Council also approved bringing the building up to minimum fire and health By-law standards at a cost of some \$43,000.00

Council on February 24, 1976 further approved a two (2) year lease to December 31, 1977 to Loomis Holdings Ltd. at a monthly rental of \$1,000. with an option to renew for a further one year at the same rental. Also approved was a lease of the adjoining house at 1130 Nelson Street at a monthly rental of \$89.59

Provision was made for the City to obtain vacant possession of both 1130 and 1138 Nelson Street at the termination of the lease, (December 31, 1978).

Cont'd.

Manager's Report, September 8, 1978 . . . . . (PROPERTIES: A-9 - 4)

Clause 2 Cont'd

The Supervisor of Properties, on May 23, 1978, served an early Notice to Quit upon Loomis Holdings Ltd. directing them to give the City vacant possession not later than December 31, 1978. The management of Minaki Lodge did not similarly notify their tenants; consequently, the Supervisor of Properties served Notices to Quit, dated June 15, 1978 by mail upon the thirty-two (32) tenants of Minaki Lodge. These notices specified that the Properties Division would assist tenants where possible to find alternate accommodation, and this is being done.

To date, nine (9) tenants have relocated. The remaining twenty-three (23) tenants have been interviewed by staff of the Properties Division and their requirements for alternate accommodation noted.

Because of management problems, Loomis Holdings Ltd. have continued to fall into rental arrears of \$10,000. as of September 1, 1978, representing ten months rental. The rental for 1130 Nelson Street will be four months in arrears as of September 1, 1978 (\$358.36). Management has stated that because of the recent increase in food costs, they will not make any further rental payments to the City, and do not feel they can continue the operation properly in the remaining time span.

It is noted that if the lodge is to continue, it would cost in excess of \$10,000. to put the building into acceptable operational levels because of deferred maintenance.

In view of these circumstances, the rental arrears and the requirements of both School and Parks Boards for immediate development of this site, it is recommended that:

- a) The Director of Legal Services be instructed to take appropriate action to protect the City's interests, and
- b) The Supervisor of Properties be authorized to take over the management of the building and take the necessary steps to phase out the operation by December 31, 1978."

The City Manager RECOMMENDS that the recommendations of the Supervisor of Properties be approved.

3. Lease of 1484 West Broadway

The Supervisor of Properties reports as follows:

"At its meeting of August 29, 1978, Council approved an assignment of the lease for the property known as 1484 West Broadway from Broadway Gourmet Place Restaurant Ltd. to Jona Enterprises Inc. for the remaining term of the lease expiring December 31, 1985.

The new lessee, Jona Enterprises Inc., is arranging for a loan to assist in financing, to a certain extent, improvements to the leased premises, purchase of equipment, etc. The lending bank has requested that, since a portion of the funds will be used to improve the premises and could not easily be recovered by the bank in the event the restaurant operation fails, certain assurances be provided by the City in the event the loan is made to the lessee.

The lending bank requires assurances from the City that the account is presently in good standing, that the City will notify the bank if the rent is in arrears or if the City intends to terminate the lease, and other items of a similar character. The Law Department is of the opinion that under the circumstances the request from the lending bank is not unreasonable.

Cont'd.

Clause 3 Cont'd

It is therefore recommended that the Supervisor of Properties be authorized to give such assurances to the bank subject to the terminology being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Relocation of False Creek Development Group Site Office

The Supervisor of Properties reports as follows:

"The False Creek Development Group have been leasing office space at #1405 - 805 West Broadway, under a two-year lease entered into on November 15, 1974, and have been occupying the space on a month-to-month holdover since November 15, 1976.

The owners of the building have had a request from the adjoining tenants to rent the space occupied by the Development Group and the Development Group would prefer to have office space in the False Creek Development.

The False Creek Development Group have now located office space at 671B Market Hill (False Creek) and the owner, Frank Stanzl Construction, has agreed to enter a lease on the following terms and conditions:

- 1. The City to lease 937 square feet of net floor space plus four (4) covered parking stalls, effective October 1, 1978 with occupancy September 28, 1978.
- 2. Term to be month-to-month, with the tenant required to give 60 days notice.
- 3. Rent to be \$908.50 per month for two years, plus a pro-rated share of any taxes over the 1978 base year taxes. The owner to supply tenant improvements and be responsible for janitorial services.

These terms and conditions are satisfactory to the False Creek Development Group and the Supervisor of Properties.

It is therefore recommended that the City enter into a lease with Frank Stanzl Construction on the foregoing basis with lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

5. Sale of Properties - W/S Boundary Rd., between 46th and 47th, northeast corner 47th and Arlington and 3600 Block East Georgia

"The following offers to purchase have been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offers are considered to be favourable to the City and are hereby recommended for acceptance.

Lots 18, 22, and 23, NE¼ 339, Plan 17100  
Situated on the west side of Boundary between  
46th and 47th Avenues (6100-6200 Boundary Road)

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>
Bawn Holdings Ltd.	33' x99' (each)	\$28,300.00 (each)	City terms @ 11%

Cont'd.

Manager's Report, September 8, 1978 . . . . . (PROPERTIES: A-9 - 6)

Clause 5 Cont'd

Lot 1, NE¼ 339, Plan 17100  
 Situated on the northeast corner of 47th and  
Arlington Street

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>
Bawn Holdings Ltd.	29.5' x 154.2'	\$28,400.00	City terms @ 11%

Sub 8, south half, Lot 89, THSL, Plan 1670  
Situated 3600 Block East Georgia Street      Zoned RS-1

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>
Kelvin & Beverly Tung	33' x 107'	\$30,212.50 (NET)

<u>TERMS</u>	<u>CONDITIONS OF SALE</u>
City terms at 11%	Bulkhead Agreement as lot is below street level."

The City Manager RECOMMENDS that the foregoing offers to purchase, being the highest offers received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

FOR COUNCIL ACTION SEE PAGE(S) 3, 4

## MANAGER'S REPORT

B

August 14, 1978

TO: Vancouver City Council

SUBJECT: West End Street Paving

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The City Engineer reports as follows:

"In September, 1973, Council resolved that 'it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration'.

Local Improvement street paving projects on three streets in the West End were approved by a Court of Revision in February 1977, and will require the removal or relocation of 53 trees. The purpose of this report is to obtain Council's approval for the removal or relocation of these trees, in order that paving and curbs can be constructed on these three streets this summer. These streets are:

- (1) Alberni Street - Denman to Bidwell; Cardero to Broughton  
(to be widened from 24 feet to 46 feet nominal).
- (2) Bute Street - Pender to Robson  
(to be widened from 30 feet to 42 feet nominal).
- (3) Melville Street - Thurlow to Jervis  
(to be widened from 24 feet to 42 feet nominal).

Trees

The Engineering Department, together with the Park Board, have reviewed the effect of the proposed paving on the trees in these 9 blocks. While none of these blocks are presently fully planted with trees along both sides, all have some trees, varying from small flowering plums of an inch or so in diameter up to larger ash and oak trees over 2 feet in diameter.

It is not possible to construct the new pavement and curbs without removing the trees, even by 'squeezing' the pavement a foot or two narrower than the required width. Of the 53 trees that will be required to be removed for the paving, about 39 can be salvaged; but because most of them are not well suited for relocation behind the new curbs due to their shape, size, or age, the Parks Board can relocate them elsewhere (into City Parks) if funds are provided. Fourteen trees cannot be relocated because they are either too old or too large to relocate.

Most of the trees to be removed are not well-suited to boulevards in higher density areas, such as these non-residential areas where large buildings are constructed to the property line and the planting strip between the sidewalk and curb is narrow. Furthermore, the loss of trees because of disease and damage over the years has resulted in many gaps in the tree planting on these streets, including several blocks with no trees at all on one side. New trees will be planted on the blocks to be paved, including where none exist now, subject to approval of funds, as noted below. Parks Board staff have selected trees which will be of more suitable varieties.

Street Improvement Needs

- (1) Alberni Street (Denman to Bidwell, Cardero to Broughton; - four-lane pavement)

Under the Downtown Transportation Plan, Robson Street was designated for traffic de-emphasis and redevelopment as a pedestrian and transit-oriented street. In order to achieve this objective, Alberni Street is being developed with a four-lane pavement so as to provide an alternative routing for the traffic presently using Robson Street. This improvement is essential if the pedestrian/transit emphasis on Robson Street, and particularly in the Robson-strasse/Court House area, is to be achieved, and was approved as part of the downtown plan. This project was also approved by plebiscite as part of the 5-year plan and has also been approved under the local improvement procedures as noted.

Cont'd...

- 2 -

(It is noted that the paving of Alberni Street in the block to the east of this section, i.e., Broughton vs Jervis, was also approved at the February 1977 Court of Revision; and since there are no trees in this block, paving to the 46 ft. width is scheduled for late this summer. The three easterly blocks of Alberni and one block in the middle, namely, Cardero to Bidwell, are already widened to 46 ft. Paving of the three blocks under consideration will, therefore, complete the 4-lane widening of Alberni Street from Burrard through to Denman).

(2) Bute Street (Pender to Robson; - 4-lane pavement)

Eventually, the pedestrian emphasis on Robson will be extended eastward to Hamilton Street, tying into Granville Mall and the CBC/federal building/Queen Elizabeth Theatre complex. In order to achieve this extension, development of several by-passes around the downtown must also proceed, such as the Smithe-Nelson couplet already implemented. Bute Street forms a part of this by-pass system, north of Robson. In addition, B.C. Hydro is currently proposing a bus service to Bute Street from Georgia to Pender, to provide service from the Seabus area to the 'Golden Triangle'.

(The northerly block of Bute Street, namely, from Pender to Hastings, has no trees and is scheduled for widening to 46 ft. later this summer.)

(3) Melville Street (Thurlow to Jervis; - four-lane pavement)

Upgrading of Melville Street is a normal part of development of the downtown street system. The portion of the downtown area west of Burrard Street has experienced rapid growth in the past few years, and street improvements are badly needed. Development of Melville will reduce traffic pressure on Thurlow, Georgia and Pender Streets.

Funds

(a) Removing and Destroying vs. Relocating Trees Elsewhere

The amount of money budgeted for removing the trees on these three streets is \$6500, which is sufficient to cut them down and remove the stumps, but would not cover relocation or replacement.

The relocation of all trees which can be relocated (salvaged) in these 9 blocks (39 trees) to other locations in the City is estimated to cost about \$19 500, and the removal of the trees which must be cut down (14 trees) is estimated at \$2800. Therefore, an additional \$15 800 must be provided, if the 39 trees are to be planted elsewhere in the City. The Park Board advises that none of these trees are particularly worthy of saving and replanting elsewhere. Where trees are needed in parks, etc., throughout the City, it would be cheaper and more appropriate to use suitable nursery stock, rather than transplant these West End trees, with the attendant risk of mortality during the transplanting process. Furthermore, relocating these trees can only be done during the winter months, which would delay the work for another year.

(b) Planting New Trees

It is desirable to plant new trees throughout the blocks to be paved, but funds are normally not provided in local improvement projects for planting new trees. Instead, the Park Board has funds for new boulevard trees, which are usually sufficient to provide new trees where none previously existed on local improvement projects throughout the City. The matter of including Capital funds for tree planting in future local improvement projects is being considered, and a joint Park and Engineering report will be submitted to Council in due course. In the meantime, the Park Board does not have sufficient funds to plant trees behind the new curbs on these West End streets (where trees have already existed). The estimated cost of providing new trees at approximately 40 feet spacing in these nine blocks, plus the two blocks on Alberni and Bute Street which presently have no trees, is \$79 000. These funds are not available in the 1978 Streets Maintenance or Capital Budgets, but can be provided from the 1979 Streets Capital Budget.

Cont'd...



(c) Urgency of the Local Improvement

This local improvement was scheduled for construction in 1977 and a contract was awarded for this work. It was not possible to complete the work last year and it has been included in the 1978 contracts at no increase in cost. However, if the work cannot be completed in 1978, it will have to be cancelled from the present contract and added to the 1979 list, and it is quite possible that the City's costs will rise. Therefore, a decision should be made so that work can be completed before the end of September of this year.

Summary

In order to install new pavements and curbs on 9 blocks of Alberni, Melville and Bute Streets, as approved in the Downtown Plan, the 5-year plan and at the February 1977 Court of Revision, 53 trees will have to be removed. Most of these trees are unsuitable for relocation behind the new curbs. Council's approval is required before trees are removed west of Burrard Street.

While 39 of the 53 trees to be removed could be relocated elsewhere in the City, the Park Board advises that these trees have no particular value as compared to more suitable nursery trees, and their relocation would delay the project until next year resulting in increased cost. Also, additional funds (\$15 800) would have to be provided for such relocation. Additional funds in the amount of \$79 000 are required in order to plant new trees in these blocks.

Accordingly, it is recommended that

- (a) the existing trees in the 9 blocks on Alberni, Melville and Bute Streets be removed in order to permit the paving projects approved at the February 1977 Court of Revision.
- (b) the 39 trees which could be salvaged at an additional cost of \$15 800, not be relocated elsewhere in the City. However, if Council decided to relocate the trees, funds should come from 1979 Streets Capital (this would increase both paving and tree costs).
- (c) \$79 000 be provided from the 1979 Streets Capital Budget for planting new, more suitable trees in these 11 blocks, with possible recovery from Revenue Sharing.

COMMENTS OF THE DIRECTOR OF PLANNING

Street Improvements

The Director of Planning is concerned about the potential impact of through traffic upon West End residential streets, which may result from incremental implementation of the Downtown Transportation Plan as described in this report.

The usefulness of the proposed Bute Street improvements is contingent upon the proposed Nelson Park Tunnel and Bute-Thurlow couplet, both of which are proposals only. Bute Street and the Nelson Park tunnel are included in the Downtown Transportation Plan as "Longer Term Options for Further Study". At the time of adoption of the Downtown Transportation Plan (July, 1975) Engineering, Social Planning and Planning Departments all agreed that the Bute-Thurlow couplet should not be implemented as an on-street Bute-Thurlow couplet as it would have an unacceptable impact upon the West End residential area. The implementation of the Bute Street improvements described in this report could result in additional through traffic on both Bute and Nelson Streets within the West End. Bute Street already carries twice the volume it should have.

Similarly, the routing of traffic at the intersection of Denman and Alberni could result in an increase of through traffic west of Denman Street on Alberni. The proposals for the entrance to Stanley Park involving Alberni west of Denman, to be further considered by City Council, should involve consultation with local residents.

Should these street improvements be implemented and result in an increase in through traffic on residential streets in the West End, further measures should be adopted to prevent the intrusion of through traffic.

Cont'd...

Trees

The Director of Planning believes that if these street improvements are to be implemented, that appropriate funding should be approved to provide for the planting of new boulevard trees on these streets. This provides the opportunity to carry out a comprehensive tree planting program, including the appropriate types and quantities of trees on these streets.

RECOMMENDATION

The Director of Planning recommends:

- (d) THAT should these improvements be implemented and result in an increase in through traffic on West End streets, Bute St. south of Robson St., Nelson St. or Alberni Street west of Denman, that further measures be then implemented to prevent the intrusion of through traffic on these streets."

The City Manager notes that requests have been received from West End citizens to appear before Council at an evening session. They are concerned about the whole question of West End Street paving but have agreed to limit their comments to the Bute Street improvements.

The City Manager RECOMMENDS that the approved projects with respect to Alberni and Melville Streets proceed and recommendations (a), (b), (c), and (d) of the City Engineer and Director of Planning, with the exception of removal of trees on Bute Street for the time being, be approved. The City Manager submits for CONSIDERATION of Council the deferral of the Bute Street improvements pending the hearing of delegations at an evening Council meeting.

FOR COUNCIL ACTION SEE PAGE(S) 5

DATE September 6, 1978

TO: Vancouver City Council

SUBJECT: 275 East Cordova Street - Proposed Remand Centre  
Development Permit Application No. 80621, Blk. D/Lot 196  
CLASSIFICATION: CONSIDERATION Zone: CD-1 (Downtown Eastside)  
Lot Size: 264' x 391'

The Director of Planning reports as follows:

"I PURPOSE OF REPORT

A Development Permit Application No. 80261 has been filed by Henriquez Associates, on behalf of the Provincial Crown, to construct a seven storey Remand Centre with offices, holding cells and ancillary restaurant facilities. The site is located on the eastern portion of the eastern portion of the site bounded by Main, Powell, Gore and Cordova Streets (see map on page 2).

The purpose of this report is to inform Council of the function and advantages of a Remand Centre to provide the background and history of the discussions and negotiations between the City and the Provincial Government regarding Remand Centres, to describe and provide an analysis of the current Remand Centre proposal at 275 East Cordova Street, and to recommend to Council that a further meeting(s) with the Attorney General is necessary to resolve current differences before a decision is made on this proposal.

II FUNCTION AND ADVANTAGES OF A REMAND CENTRE

In 1973, the then NDP Provincial Government retained Graham Brawn and Associates as consultants on the provision of Remand Centres for the Provincial Courts system.

Graham Brawn outlined the function of a Remand Centre as follows:

'The essential function of remand is to provide safe, secure holding facilities which give protection to the accused and the community. It must keep those held in a fit state and ensure that they will appear for trial. Additionally, the remand system should maintain the dignity and rights of individuals held, reflecting the legally innocent nature of those waiting trial.

A warrant of remand is given by the court when the individual who is accused of a crime is not allowed back into the community. Normally, this is because they are regarded as a risk for one or more of the following reasons:

1. They are considered unlikely to appear for trial,
2. They are likely to endanger the community,
3. They are likely to endanger themselves, or
4. They are likely to be endangered by certain segments of the community.

As the accused persons are only charged with a crime, they are innocent until proven guilty and therefore, should be held in as normal a manner as possible. Any program or activity is voluntary while they are remanded."

At present, we do not have a Remand Centre. Instead, detained persons are lodged in the Police jail or at Oakalla.

The creation of a Detoxification Centre will remove about half the detained persons from the City jail. A Remand Centre will remove most of the remainder, leaving the Police with responsibility for only about ten detained persons. This would be at a considerable saving in Police costs.

- 2 -

The transport of prisoners to and from Oakalla is a Provincial responsibility. However, it is costly, is a considerable hardship on the detained persons and frequently results in expensive misuse of court time when prisoners are not available when needed.

Hence, there are considerable advantages to the City and to the Court system in having a Remand Centre in close proximity to both the Police lock-up and to the Provincial Courts building at 222 Main Street.

### III BACKGROUND AND HISTORY

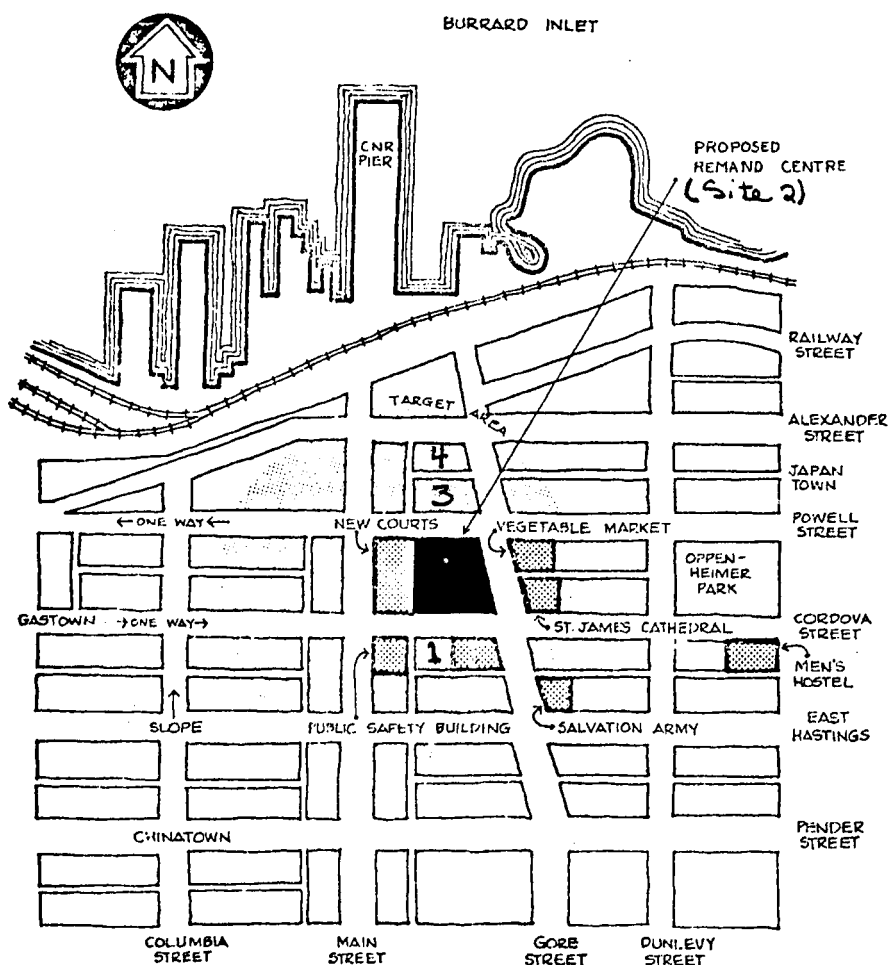
Discussion about Remand Centres have taken place between the City and the Province since at least 1971.

In 1973, the Province proposed one Remand Centre, near 222 Main Street, with others to follow in various communities, each of these to include some court facilities.

The first centre was to include about 150 beds and was to be sited according to the following criteria:

1. It should be within enclosed walking distance of the Provincial Court building to facilitate movement of accused to and from court.
2. It is to serve accused from the Vancouver courts and thus, should be readily accessible to the Vancouver public, such as visitors and friends, plus legal counsel, medical and professional staff.
3. The site should be relatively open to permit a view, sunlight and other environmental amenities as well as aid in the security and surveillance of the facility.
4. An area will be required of approximately one-half to one city block to satisfy the functions as stated in the program.

Using these criteria, a target area for locating the Remand Centre was identified and is included in the following diagram.



PHYSICAL CONTEXT OF  
PROPOSED FACILITIES

- 3 -

The matter was discussed by the Special Committee on the Provincial Courts, made up of Aldermen, City and Provincial officials and chaired by Alderman Rankin.

On October 4, 1973, the Special Committee considered several locations identified on the map above:

Site 1 included the old No. 2 firehall and the space since occupied by the expansion of the Police building.

Site 2 is behind the Provincial Courts building and is the site of the present planned proposal. (Development Permit No. 57082, issued on February 28, 1972, approved the construction of a building containing Provincial Courts and related offices on the western portion of this site, with 1972 off-street parking spaces, 156 of which are located on the open area on the eastern portion of the site where the Remand Centre is now proposed.)

Sites

3 & 4 are in the block to the north. Site 3 would involve removing over 100 housing units and several local businesses. Site 4, at Main and Alexander, involves less loss of housing and businesses, but requires a longer connection to the Court building and the Police building.

The City Planning Department had favoured Site 4, while the Province favoured Site 2, The Special Committee was concerned about a development on Site 2 not leaving enough room for future expansion of the Courts Building.

On December 4, 1973, Council was informed that the Province would be acquiring Sites 3 and 4 and asked the architects to investigate the costs of linking them with a tunnel under Powell Street to the Courts Building.

On July 22, 1975 Council met informally in camera with Provincial representatives and resolved that an initial Remand Centre be located on Site 4.

There was a change in Provincial Government in December 1975. In January, 1977, the Province indicated to City officials that they are pursuing the concept of Remand Centres, but are now planning the first one on Site 2, on the present parking lot for the Provincial Courts at 222 Main Street.

However, by this time the Oppenheimer area had been rezoned and a Land Use Concept Plan for the area had been adopted by City Council and endorsed by the senior levels of government. Both the new zoning and the Plan were part of a strategy for upgrading the area as part of the Neighbourhood Improvement Program.

The new CD-1 zoning adopted on November 25, 1975 would permit an institutional use on that site, but within the framework of Policy 3(b) of the Land Use Concept Plan:

'To discourage, in general, any increase in large scale developments for uses required by a public authority unless amenities for the benefit of local people are incorporated and that the scale and design are appropriate for the location.'

There were discussions, throughout 1977, with staff from both the Department of Public Works and the Attorney General, about suitable social/recreational facilities such as swimming pools, bowling alleys, physiotherapy treatment centres, etc.

On October 4, 1977, Council adopted the recommendation by the Directors of Planning and Social Planning that it was desirable to integrate the social/recreational facilities intended for the

Remand Centre (or the funds which would be allocated to them) with the Carnegie Library building.

On February 20, 1978, the Attorney General and his Deputy met with the Mayor and City officials. The Attorney General turned down the request for transfer of \$350,000 to the Carnegie Library.

#### IV PROPOSED REMAND CENTRE

Drawings received on April 6, 1978 indicate that the proposed Remand Centre would contain:

Basement Floor: offices, holding cells, lounge and kitchen

Main floor: offices, holding cells, gymnasium (approximately 4,300 sq.ft.) and an open courtyard (approximately 5,200 sq.ft.)

2nd to 7th floor: holding cells.

The proposed Remand Centre would accommodate approximately 150 inmates. The typical holding cell would be approximately 100 sq. ft. in area with a bed, a desk, closet and a washroom.

#### 1. Statistical Analysis of the Proposed Remand Centre, and the Provincial Courts Approved Under Development Permit No. 57082

	Permitted/or Required Under CD-1 By-law	DP# 57082 for Court- house	Proposed Remand Centre	Total
Site Area	-	-	-	99,230 sq.ft.
Floor Area	297,840 sq.ft.	124,954 sq. ft.	106,792 sq. ft.	231,746 sq.ft.
Floor Space Ratio	3.0	1.25	1.07	2.32
Height	8 storeys/ 100 ft.	5 storeys 83 ft.	7 storeys 86 ft.	-
Loading Facilities	8	3	3	6

Regarding Off-Street Parking Facilities, it should be noted that the existing Courthouse at 222 Main Street provides 31 spaces underground, and another 156 on the surface of the eastern portion of the site which will be lost with the Remand Centre development. The Remand Centre proposal includes only 9 on-site spaces. However, the Engineering Department has considered the joint Provincial Court/Remand Centre use of this site, and the submissions by the Government representatives, and concluded that 240 spaces would suffice. Therefore, since the total parking spaces proposed to be provided for the two institutions is  $31 + 9 = 40$ , there is a deficiency of 200 spaces. The applicant does not wish to provide all these spaces underground for reasons of both cost and security. They have suggested that the remaining spaces be provided in a nearby parking structure. The details are discussed below, and are further expanded upon in an Engineering Department report entitled 'Gastown - Proposed Civic Garage' being submitted concurrently. (In Camera)

#### 2. Planning Issues

- (a) Parking and Traffic. The concurrent Engineering Department report recommends the development of a civic parking garage on the city-owned land on the northeast corner of Columbia and Cordova Streets, subject to the Province concluding agreement with the City regarding funding assistance and reservation/allocation of spaces. The Director of Planning concurs with the provision of the required remaining 200

spaces in this proposed civic garage but notes that under the Zoning & Development By-law he does not have the power to approve the provision of this requirement at that location. The Director of Planning may permit required off-street parking spaces to be located on another site only within 150 feet from the development or building they are intended to serve. The proposed civic parking garage is 514 feet away from the Courthouse/Remand Centre site. For approval of this aspect of the proposal, the applicant must appeal to the Board of Variance.

While the Director of Planning agrees that the provision of parking for these two agencies in a garage located at Columbia and Cordova is the only appropriate alternative today, he does have concerns regarding the overall impact on parking and traffic this proposal, and possible future ones, may have on the Downtown-Eastside, Gastown and Chinatown areas. The Provincial Courts, the Police Department, the new Public Safety Building, and now the proposed Remand Centre have produced increased pressure for the area to accommodate offices for lawyers and related social service professionals. The Downtown-Eastside is being upgraded primarily to enhance the negative environmental affects of industrial development and traffic. Both Gastown and Chinatown Historic Areas are being upgraded through a combination of public expenditure and private renovation. Hastings Street continues to play a vital role in east-west traffic movement; and Main Street, a major north-south arterial, may play a stronger role in the future as a direct link to the Waterfront. All of this activity is occurring in a very small geographic area already clogged with traffic and deficient in adequate parking. The Director of Planning is also concerned that increased congestion may occur on Downtown-Eastside streets as visitors to the Provincial Courts/Remand Centre may attempt to find closer on-street parking rather than park at the proposed Gastown civic garage. However, it appears this is the best available solution that should be followed up by a traffic improvement/parking demand study in this area. The Planning Department will be reporting on this matter as part of our 1979 Work Program report to Council.

- (b) Design. The Urban Design Panel in dealing with this application, approved the design of this project with the following notation:

'Although the Panel approves of the design of this seven storey building, it strongly questions the program which caused a building of this kind of use and size to be located on this site in the heart of the City.'

This proposed development has also been reviewed by the Urban Designer of the Planning Department and he has expressed the following concerns:

1. The Uses and Treatment of Powell Street and Gore Street

Both the original guidelines which were issued to the architect and subsequent discussion and an early critique of preliminary drawings pointed out the need for facade continuity and, if possible, retail continuity or pedestrian interest on Powell Street primarily but also on Gore.

This has not been achieved. Blank walls and an alien building form disrupt Powell Street continuity and no active uses are provided.

## 2. Strong Building Form

The applicant was asked in the guidelines to open up views to St. James Church. In some ways, the stepped back section provides this. However, in toto, the very strong Ziggurat form tends to compete with this heritage building and shows little compatibility to the neighbourhood as a whole. If anything, it tends to conform the totally institutional character of the block which is contrary to the community's wishes.

- (c) Oppenheimer Area Land Use Concept Plan. Policy 3(b) of the Plan is 'to discourage, in general, any increase in large scale developments for uses required by a public authority unless amenities for the benefit of local people are incorporated and that the scale and design are appropriate for the location.'

According to the drawings submitted, no neighbourhood amenities have been provided, and the scale and design of the development, particularly at street level, does not take into account the small scale nature of the buildings on Powell and Cordova Streets and the wish for continuous pedestrian interest along Powell Street. In addition, the height of the proposed building would cast a shadow covering both sides of Powell Street, which contains mixed retail and residential uses on the north side.

The purpose of Policy 3(b) was to protect and even seek enhancement of the community. The disbenefit of an added large institutional building was to be offset by the benefit from a design which was sensitive to its surroundings and social or recreational amenities included as part of the development. In later negotiations, it was then suggested that if it is impractical to provide facilities in the Remand Centre, money might be provided instead to permit the Carnegie Library to go ahead.

Since then, by various strategies, the City has ensured that the Carnegie Library will be completed without the requested contribution. The extra cost was largely assumed by the City, and while it may be desirable to recoup some of this extra cost from the Attorney General or the B.C.B.C., this is not very likely.

However, notwithstanding the eventual completion of the Carnegie Library, this Remand Centre proposal still fails to adhere to the basic intent of Policy 3(b). The Director of Planning believes the proposal could be altered to provide space for commercial-retail or similar street level uses on primarily Powell and perhaps Gore Streets, an amenity which could certainly benefit local people and help form a link to Main Street and Gastown. The overall design could also be altered to address the problems outlined in (b) above.

- (d) Objections to the Proposed Remand Centre. Three letters of objections have been received. Points of objection are:
- height and bulk of the proposed development
  - inadequate provision of off-street parking
  - lack of provision of community amenities for local residents.

One of the above letters was from the Oppenheimer Area Planning Committee.

## V CONCLUSIONS AND RECOMMENDATION

The Planning Staff and Development Permit Staff Committee had recommended that this application be refused for the following reasons:



'The development as proposed is considered to be unsuitable having regard to the design of the building in relation to the surrounding neighbourhood; the lack of off-street parking facilities being provided on the site and the non-compliance with Policy 3 of the Oppenheimer Land Use Concept Plan.'

The Director of Planning at his meeting of June 19, 1978, instructed that this application be referred to City Council and that Council be advised that the Director of Planning could not support it primarily because it does not comply with Policy 3 of the Oppenheimer Land Use Concept Plan, and provides insufficient parking.

Since then, correspondence between the Attorney-General and the City indicates that the provision of off-street parking facilities could be accommodated in the proposed Gastown civic parking garage, subject to an agreement being concluded between the City and the Provincial Government. The location of the required spaces would require a decision by the Board of Variance. The Director of Planning is prepared to recommend that the Board approve this aspect of the proposal while noting that the situation is not ideal but seems to be the best alternative available at this time.

However, while the parking problem may be treated in the manner described above, the Remand Centre proposal still does not achieve the public objectives set out in the Oppenheimer Land Use Concept Plan, and because of this the Director of Planning is prepared to refuse it. But, because of the extremely contentious nature of such a decision, the importance of the Remand Centre to both the City and the Province, and the fact that this is a crown building where the municipal objectives could be overridden, the Director of Planning RECOMMENDS:

THAT Council request a meeting with the Attorney-General to resolve current differences regarding the Remand Centre proposal for 275 E. Cordova Street."

The City Manager notes:

- that the development of a Remand Centre is to the advantage of the City, and should proceed
- that the parking requirements can be met off-site if the Board of Variance permits
- that the design of the building, though not to the satisfaction of the Planner and his staff, was approved by the Urban Design Panel
- that the compensating benefits to the Community, envisaged by Policy 3(b) are being provided by the completion of the Carnegie Library project.

Hence the City Manager puts for the CONSIDERATION of Council the choice between:

- a) Requesting the Director of Planning to approve the development permit, subject to approval by the Board of Variance of the parking arrangement.
- b) Requesting the Director of Planning to give the above approval only conditionally, subject to some redesign to be specified by Council this day.
- c) Approving the recommendation of the Director of Planning not to approve a permit at this time, and instead to seek a meeting with representatives of the Attorney-General.

## MANAGER'S REPORT

D

September 5, 1978

TO: Vancouver City Council

SUBJECT: Development of City-Owned Property at the North-East  
Corner of Dunsmuir and Richards Street - SUMMARY REPORT

CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The Director of Planning, the City Engineer, the Director of Finance, the City Architect and Supervisor of Properties report as follows:

"Purpose

The purpose of the report is

- (a) Provide B.C. Hydro and Power Authority with the assurance that City Council approves the use of the sub-surface rights of the City owned lands for a B.C. Hydro sub-station. (Recognizing that the specific approval to a scheme of development is also required from the Development Permit Board).
- (b) Advise City Council on the current status of negotiations with B.C. Hydro and recommend finalization of an agreement.
- (c) Recommend that a new City parking garage be constructed on City owned lands in Block 34, on the west side of Richards Street - rather than provide parking on the Sub-station/Urban Park site in Block 35.
- (d) Submit the Urban Park Development concept to Council for Consideration, noting the issues concerning officials, including financing and lane closures. (Recognizing that the specific approval to a scheme of development is also required from the Development Permit Board.)
- (e) Discuss the question of the use of a lane and portions of Richards Street for the urban park development.
- (f) Recommend the immediate appointment of an Architect to prepare detailed drawings for the civic open space in conjunction with B.C. Hydro design staff as required.
- (g) Advise City Council on the status of discussions and negotiations with the owner of the Marble Arch Hotel and the Holy Rosary Cathedral authorities.

Background

City Council in October, 1977 approved an Interim agreement with B.C. Hydro providing for the lease of the sub-surface rights of the City owned property in Block 35 to B.C. Hydro for a substation; construction of a small Civic underground parking garage with a park or urban open space on the surface. Council also approved the appointment of a design consultant to prepare concepts for the design of the open space with preliminary cost estimates.

City Council in June 1978 received the submission of the Consultant Architect and asked the Manager to keep the Committee informed on negotiations with the owners of the Marble Arch Hotel and also advise as to the question of a local improvement by-law.

### Present Status of Agreement

City Staff and B.C. Hydro have now reached agreement on the major items and final completion of the actual agreement should be a routine procedure. B.C. Hydro are most anxious to receive the formal commitment of the City - both by City Council and the Development Permit Board in order to meet their operational timing requirements.

(A development permit application has been filed and will be submitted to the Development Permit Board following Council's consideration of this report subject to determination of the development of the open space).

However in concluding the agreement with B.C. Hydro, several issues have to be dealt with. They are:

- Parking
- Acceptance of Urban Park Concept
- Cost and Funding
- The question of the use of a lane and portions of Richards Street adjacent to the Urban Park development.

In addition, consideration must be given to appointing an Architect to prepare the required detailed drawings etc. for the Civic open space development.

### Parking

As the parking beneath the Park would have a high capital cost of construction and a relatively inefficient layout, an analysis has been done to determine the best way to replace the existing parking.

The recommended solution is the development of a multi-level garage on City property on the west side of Richards Street facing the urban park space. This offers operating cost savings and provides a more efficient parking facility than does development of a small underground facility.

The report recommends that a new parking garage be constructed on City owned lots 11-16 Block 34 on Richards Street being nearly opposite the urban park. Funding for the new garage would be reported in detail to Council after the garage has been designed, but before any tenders were awarded.

### Urban Park Concept

The Director of Planning strongly supports the concept submitted by B. Freschi as being well developed, appropriate to the location and providing an urban park space of significant merit to enhance the Downtown. The Director is concerned that the search for economies could diminish the impact that the space may have on the surrounding area and the people using the space.

However, the Director of Planning agrees with other City officials that it would be appropriate for the Architect, in consultation with City and Park Board staff to develop the concept to the detailed design stage for a report to City Council early in 1979 dealing with anticipated construction costs, funding, possible options and a cost-benefit analysis.

As B.C. Hydro wish to proceed immediately with the detailed design of the Sub-station, it is necessary that the urban open space be designed in tandem and conjunction with B.C. Hydro. However, proceeding with the detailed design for the concept would not preclude a limited option choice by City Council in 1979 when the proposed report is submitted.

### Funding

The Director of Finance brings to City Council's attention his comments in the report regarding cost of this park development, the number of projects for which funding is being requested and the inflationary trends which can mean that the cost of the development when completed in 1982 can significantly increase over 197 dollar cost estimates.

Further that no funding exists for the development of Block 35 from existing City resources and it is anticipated that the source of funds will have to be the 1979-80-81 supplementary capital budgets. Funds for the immediate architectural work should be the Downtown Improvement Reserve.

### Use of City Lane and Lot 18

The design concept proposes that a portion of the existing north/south City lane would be closed to traffic, and traffic would be diverted through a new lane outlet to be provided through City-owned Lot 18, providing vehicular access to Homer Street.

The City Engineer is strongly opposed to closure of the lane because the lane closure is contrary to Council policy adopted in the Downtown Transportation Plan in 1975; it increases by approximately \$165,000 the land value used for parks since the City-owned Lot 18 would be converted to lane, and the closure would result in significant transportation difficulties, and eliminate future utility corridors in the critical downtown core area.

The Director of Planning supports the design proposal to incorporate the existing lane surface in with the park development. While recognizing the desirability of maintaining appropriate traffic and service vehicular movement through the Downtown area, nevertheless he considers this proposal creates a significant opportunity for park enlargement and adjoining building integration.

### Use of Sidewalks On Richards Street

The design intent is to extend the civic square to as many passers-by as possible, and create a definition of the square as bounded by buildings. The square, therefore, includes the sidewalks and streets. Lighting, landscaping and pedestrian walking areas will be integrated to this intent.

The City Engineer does not agree with the reduction of the street width nor extensive raised planters along Richards, or the provision of special paving materials.

This reduction removes future options for traffic improvements, increases maintenance costs, and forms an obstruction along the curbline which negates the possibility of installing a bus stop, maintaining existing curb parking on the street or dropping off passengers.

The Director of Planning supports the design concept and believes that a satisfactory arrangement can be developed and yet allow for the development of the sensitive edge of the park space.

Subject to acceptance of the principle of developing the sidewalks along Richards Street as an integrated part of the Park, during the preparation of the detailed development drawings it should be possible to accommodate the major concerns of the City Engineer while maintaining an appropriate urban park edge.

The special paving for the treatment of the surrounding urban park surfaces constitute part of the park space itself. The actual material to be used for paving surfaces will be subject to review as described in the report.

RECOMMENDATIONS:

It is recommended that:

- (a) City Council APPROVE the agreement arrangements between the City and B.C. Hydro Authority and authorize the formal signing of the agreement when completed to the satisfaction of your officials.
- (b) City Council APPROVE the relocation of the parking component of the proposal to a multi-level garage development on Block 34 and direct the City Architect to put forward names of candidates for Council appointment to design the garage structure, the details on funding for the garage development to be reported to City Council after the design has been completed.
- (c) City Council RECEIVE the Urban Park concept and that a detailed report be submitted to Council early in 1979 providing a detailed cost analysis, funding opportunities, staging possibilities etc.,  

[The Director of Finance does not support this recommendation and would prefer that Council consider the proposed design and its associated costs with a view to setting a lower cost limit on the design.]
- (d) City Council APPROVE the appointment of Bruno Freschi as architect for the City's urban park project and also authorize the City Architect to employ the services of a quantity surveyor. Further, that interim maximum funding of \$78,000 for architects' fees and \$5,000 for quantity surveyors' fees - a total of \$83,000 - be authorized from the uncommitted balance of the Downtown Improvement Reserve.
- (e) The proposed extension of the sub-station beneath the lane east of Richards Street and also beneath Richards Street be APPROVED subject to a satisfactory lease being negotiated with B.C. Hydro and the provision by B.C. Hydro to relocate existing utilities and make provision for future utilities to the satisfaction of the City Engineer.
- (f) The question of the use of a portion of the lane on the east side of the property be submitted for CONSIDERATION for determination as to whether the lane should be incorporated in part into any urban open space development OR be recognized as an important transportation and utility corridor and not closed.
- (g) That the question of the use of the Richards Street sidewalk for an extension of the urban park concept be submitted for CONSIDERATION as to whether the sidewalk should be incorporated to the satisfaction of both the Director of Planning and the City Engineer OR whether the street width of Richards Street should be maintained at 48 feet and no raised planters constructed above the sidewalk with the final design details to be to the satisfaction of the City Engineer.

The City Manager submits for CONSIDERATION recommendations (f) and (g) respecting the incorporation of streets and lanes into the park, and advises that Council should make these decisions now so that B.C. Hydro's detailed design can proceed.

The City Manager RECOMMENDS approval of recommendations (a) to (e), noting that:

- (1) These recommendations mean that the Urban Park concept will be used for detailed design of the Hydro substation.
- (2) They do not mean the City is committed to the construction of the park in accordance with the concept; although there will be some limitations, partial or alternative schemes at lower cost will be possible.
- (3) Given this, Council may not wish to finalize its decision on the standard of park development until the detailed report covering alternative/staged development is available early in 1979, although Council may wish to give general direction to staff for the review of alternatives and preparation of this report.

FOR COUNCIL ACTION SEE PAGE(S) 5, 6 & 7

## MANAGER'S REPORT

E

August 31, 1978

TO: Vancouver City Council

SUBJECT: Grandview-Woodland N.I.P.: Laura Secord School  
Creative Playground

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of \$1,035,000.00 for improvements to elementary schools in the area. The Concept Plan specified that playgrounds for community and school use are to be developed at Laura Secord, Macdonald and Lord Nelson elementary schools. \$30,000.00 was allocated to each of these playgrounds in the Concept Plan.

On December 6, 1977 Council approved an appropriation of \$11,250.00 for the design of community playgrounds at these three schools by a consultant responsible for meeting with school staff, students, parents and neighbouring residents and obtaining the approval of the Vancouver School Board. A working committee consisting of the school's acting Principal, a teacher, a N.I.P. Committee member, the chairperson of the Parents Consultative Committee and several parents has worked closely with the consultant in developing this design. Students, neighbours and additional parents have had input into the design as well and have indicated their support for it. The purpose of this report is to recommend the appropriation of funds for the construction of a creative playground at Laura Secord Elementary School, the design for which is now complete (Appendix I).

Due to the very low ratio of park space relative to the population of the area, the Grandview-Woodland N.I.P. Committee is encouraging the development of school sites for general community recreation, particularly in parts of the neighbourhood where no park exists such as the Laura Secord area. During the design phase it was, therefore, decided to expand the scale of the playground to be developed. It is intended that this design should accommodate a wide range of ages of children and has therefore been developed to encourage a broad spectrum of activity. The consultant estimates that the attached design can be completed by a private contractor at a cost of \$48,161.00, with a contingency fund of \$7,224.00 recommended (Appendix II).

The Grandview-Woodland N.I.P. Committee recommends that the design developed by the above committee be accepted by Council and that the funds necessary for its construction be appropriated. The Planning and Building Committee of the Vancouver School Board has given consideration to the project on September 5, 1978 and indicated that this approach is acceptable.

The B.C. Ministry of Municipal Affairs and Housing and C.M.H.C. both concur with the appropriation of funds for the construction of the Laura Secord creative playground.

The Director of Planning recommends that Council approve the expenditure of up to \$55,385.00 from the Grandview-Woodlan Account #898-9404 for the construction of the Laura Secord School creative playground, with costs to be shared as follows:

C.M.H.C.	- \$27,692.50
Province of B.C.	- \$13,846.25
City of Vancouver	- \$13,846.25

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 7

## DISTRIBUTED MONDAY

## MANAGER'S REPORT

DATE September 8, 1978

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Redevelopment Project II - Re-negotiated  
sale price. Lot C, Block 6, D.L. 181,  
Plan 196 - North side 800 block East  
Hastings Street

The Supervisor of Properties reports as follows:

"Lot C, Block 61, D.L. 181, Plan 196, was acquired in accordance with the City's Redevelopment Project II for resale as an industrial site. The property was subsequently sold to MAQ Holdings Ltd. for the sum of \$51,000.00 with the City retaining an option to repurchase on behalf of the tri-government partnership if the property was not developed within thirty-six months from date of sale.

Various extensions of the time for development were granted by Council on behalf of the partnership and on March 9, 1976, Council resolved:

'That the Supervisor of Properties be instructed to re-negotiate the sale of the property in question to MAQ Holdings Ltd., based on the current market value with an option to purchase, expiring at the end of 1976.'

Pursuant to Council's instructions, the Supervisor of Properties, in conjunction with the Director of Legal Services, has conducted negotiations with the Solicitor for MAQ Holdings Ltd. and the representatives of the two senior governments to conclude a reasonable settlement.

In the interim, because of their insecure ownership of the property due to the City's option, the purchasers allowed the property to be sold at the 1977 tax sale and it therefore must be redeemed before November 9, 1978.

After extensive negotiations, a proposed settlement has now been agreed to, subject to City Council's approval, on the following basis:

Revised Purchase Price	\$190,733.75
Less Original Purchase Price (June 9, 1970)	51,000.00
Partnership to be responsible for taxes from June 9, 1970 to March 8, 1976.	<u>11,422.80</u>
Net amount of revised purchase price payable by MAQ Holdings Limited	\$128,310.95

Purchaser to pay all property taxes including associated interest, penalties, miscellaneous costs, outstanding against the subject property forthwith.

Revised purchase price to be paid by October 2, 1978.



Page 2  
September 8, 1978

Purchaser to grant an Option to Purchase in favour of the City of Vancouver at the revised purchase price of \$190,733.75, such option to be in registerable form satisfactory to the Director of Legal Services. The aforesaid option may be exercised if:

- (a) the purchaser does not commence construction by completing the installation of foundations within eighteen months of payment date of October 2, 1978;
- (b) the purchaser does not complete construction within thirty-six months of the date of payment of October 2, 1978.

The proposed settlement is considered reasonable and has been endorsed by Central Mortgage and Housing Corporation and by the Minister of Municipal Affairs and Housing for the Province.

The Supervisor of Properties therefore recommends:

THAT Council authorize the Supervisor of Properties to conclude negotiations for a revised sale price of Lot C, Block 61, D.L. 181, Plan 196, on the foregoing basis, and subject to all documentation being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the recommendations of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 7

MANAGER'S REPORT

August 30, 1978

TO: Vancouver City Council  
SUBJECT: Hardship Applications  
CLASSIFICATION: RECOMMENDATION

The Acting Director of Permits and Licenses reports as follows:

"Recently, difficulty has been encountered arranging for owners or occupants of illegal suites, to appear before Council within a reasonable period following refusal by the Hardship Committee of a Hardship Application.

The reports from this Department are submitted to the City Clerk's Office, usually within one week of the request to appear as a delegation. But, as noted by Council at the last Hardship appeal hearing, these reports are sometimes outdated by the time they are heard by Council. This delay arises from difficulties in scheduling the hearings at an evening session because of agenda or public hearing commitments. If sufficient time is given to this Department prior to the hearing of an appeal, the original report is updated. There are outstanding reports dating back over a year.

To avoid undue delay in scheduling these Hardship Appeals and to eliminate the need for updating reports, a review of the current Hardship appeal procedure is warranted.

Council may consider it appropriate to schedule, in advance, special Council meetings on Thursday evenings to hear appeals. These meetings could be arranged at six week intervals, but would, of course, be called only if necessary.

The Acting Director of Permits & Licenses recommends that Council schedule in advance special Council meetings in-camera on Thursday evenings at six week intervals to hear Hardship appeals respecting illegal suites, to be held as required by the number of applications to be processed."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Director of Permits & Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 8

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
PLANNING AND DEVELOPMENT

I

August 31, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, August 31, 1978, at approximately 12:45 p.m.

PRESENT:	Alderman Gibson, Chairman Alderman Brown Alderman Kennedy Alderman Puil
ABSENT:	Alderman Harcourt (on civic business)
ALSO PRESENT:	Alderman Ford Alderman Gerard Alderman Marzari
CLERK TO THE COMMITTEE:	M. L. Cross

RECOMMENDATION

1. The Residential Rehabilitation Assistance Program - Status Report

The Committee considered a report of the City Manager dated August 25, 1978 (copy circulated) in which the Director of Planning provides a status report on Residential Rehabilitation Assistance Program administration, and outlines developments that have occurred over the last six month period.

Mr. R. Youngberg, Associate Director, Area Planning, advised that the Planning Department currently has 17 staff members employed for the administration of RRAP in the 8 NIP areas of the City. These consist of 5 Promoters and 8 Advisers located at various Site Offices throughout the City and 2 Clerk-Typists, 1 Senior Clerk and RRAP Administrator located at City Hall.

Mr. Youngberg introduced Mr. G. Mervyn, RRAP Administrator, who presented an audio-visual interpretation of the information contained in the report, including background of RRAP in the City and its administration in eight Neighbourhood Improvement Program areas, as well as outlining the RRAP loans committed and pending. The presentation included examples of houses that would be eligible for funding under RRAP, and the before and after results.

In the report, a number of issues regarding the RRAP guidelines have been identified as a source of increasing concern:

- A. Income guidelines for home owners have not been changed since 1974, although there have been increases in income thus resulting in a considerable reduction in the funding available through RRAP for low and moderate income people.
- B. CMHC rental agreement enforcement should be looked at to ensure that landlords maintain rent controls.
- C. Lack of municipal consultation prior to changes in the program.

cont'd...

Clause 1 continued

- D. Agency Fees have not increased but administration costs have.

Increased costs are occurring for the following reasons:

- a. Salary and related administrative costs are increasing due to inflation.
- b. Due to the changes introduced by the Federal Government and increases in applicant's incomes, the Program is offering less benefit to the majority of potential RRAP applicants. Greater efforts are now required in the promotion of the Program and in the encouragement of the applicants. Cancellations are increasing.
- c. Although CMHC has introduced change to the Program Design, revised promotional materials and forms have not yet been provided. In order to carry on promotional and delivery efforts, the City has had to produce its own materials. No allowance is made for such expenses in the Agency Fee.
- d. Considerable time is spent providing additional information requested by CMHC.

CMHC has stated that the fee structure is to be "periodically re-examined and updated to reflect changes in costs and services". Despite requests made by City Planning staff, this has not occurred.

The City Manager advised that he had discussed the matter of Agency Fees with the Director of Finance who is satisfied that the Program is more or less breaking even. The Director of Planning will be reporting back in October with further information on costs for administering RRAP.

The Committee

RECOMMENDED

- A. THAT the City RRAP staff prepare a full report for submission to the Minister of State for Urban Affairs, outlining the urgent need for the review and adjustment of the Homeowner Income Guidelines.
- B. THAT the Minister of State for Urban Affairs be requested to authorize CMHC to undertake an immediate review of the Agency Fee Schedule and update the fees to reflect current changes in costs and services.
- C. THAT City Council reaffirm its desire to both the Federal Minister of State for Urban Affairs and the Provincial Minister of Housing and Municipal Affairs that CMHC consult with the Municipalities responsible for the administration of RRAP prior to implementing Program changes.
- D. THAT the Director of Planning report back to the Committee at the end of October with further information on the costs of administering RRAP in Vancouver.

\* \* \* \* \*

The meeting adjourned at approximately 1:15 p.m.

II

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

August 31, 1978

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 31, 1978, at 1:45 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Gibson (Chairman)  
Alderman Brown  
Alderman Kennedy  
Alderman Puil

ABSENT: Alderman Harcourt (Civic Business)

CLERK: M.L. Cross

RECOMMENDATIONS1. Point Grey Road Waterfront Plan

The Committee considered a report of the City Manager dated August 17, 1978, (copy circulated) in which the Director of Planning advises that the following policy was considered by the Standing Committee on Planning and Development on February 17, 1976:

"The Director of Legal Services be instructed to prepare an amendment to the Zoning & Development By-law (No. 3575) that would require all designs for retaining walls to be approved by the Director of Planning who would give regard to location, extension from existing cliff face, materials, landscaping, texture, etc., and the City Engineer who would give regard to structural adequacy and safety. In no case, however, may seawalls be constructed to extend the existing land form at the top of the cliff."

Following discussion of this policy, the Committee agreed to change the word 'seawall' to 'retaining wall' and 'existing land form' to 'previous land form'.

On December 7, 1976, Council had before it a final set of policies dealing with Point Grey Road acquisition and development. The wording of policy 7 had not been amended to reflect the changes recommended by the Committee. The Director of Planning feels that Policy #7 of the Point Grey (North Side) Property Acquisition and Development Plan should be amended to reflect Committee's initial intentions and also for consistency in wording and interpretation.

The Committee

RECOMMENDED

THAT Policy #7 of the Point Grey Road (North Side) Property Acquisition and Development Plan be amended by changing the word 'seawall' to 'retaining wall' and 'existing land form' to 'previous land form'.

Report of Standing Committee  
on Planning and Development,  
August 31, 1978 . . . . . (II-2)

2. Amendment to Zoning & Development By-law  
Commercial and Industrial Schedules

The Committee considered a report of the City Manager dated August 23, 1978, (copy circulated) in which the Director of Planning advises that the recommendations represent the third stage in a series of amendments prepared by the Staff Consultant, By-laws, and is designed to renovate the Zoning and Development By-law. The proposals deal primarily with the Commercial, Historic Areas and Industrial District Schedules, but also affect the FM-1 District Schedule (Fairview Slopes), the Cedar Cottage CD-1 By-law and other miscellaneous sections of the By-law.

Mr. B. Porter, By-law Consultant, outlined the major amendments. He advised that there were a series of minor amendments to be made to the proposed Commercial and Industrial District Schedules which he would submit to the Clerk.

The Committee

RECOMMENDED

- A. THAT the Director of Planning be instructed to apply to amend the Zoning and Development By-law generally as described in Appendix B to the report of the City Manager dated August 23, 1978, and the matter be referred direct to a Public Hearing.
- B. THAT the Director of Planning be instructed to apply to amend the Zoning and Development By-law to replace the present Commercial, FM-1 Industrial and Historic Area Schedules with schedules generally the same as those in Appendices C and D to the report of the City Manager dated August 23, 1978, and the matter be referred direct to a Public Hearing.

3. Amendments to the Subdivision By-law

The Committee considered a report of the City Manager dated August 10, 1978, (copy circulated) in which the Director of Planning advises that By-law 3334, the Subdivision By-law, has been in need of review and amendment for some time and its revision has been part of the responsibilities assigned to the Staff Consultant (By-laws) in the Planning Department. This report contains the recommendations for amending the regulations concerning subdivision. It is proposed to repeal By-law 3334 and enact a new by-law.

Mr. B. Porter, By-law Consultant, advised that the proposed new by-law incorporates suggestions from the Director of Planning, the Zoning Division, the Director of Legal Services, the Acting Director of Permits and Licenses and Engineering Department representatives in the Traffic Division, Water, Sanitation and Material Division, Departmental Services and Sewers Division and the Land Survey Branch.

The Committee

RECOMMENDED

- A. THAT the present Subdivision Control By-law 3334 be repealed and the Director of Legal Services be instructed to bring forward a by-law to enact the proposed changes as indicated in Appendix A to the report of the City Manager dated August 10, 1978.
- B. THAT City Council request a Cabinet order pursuant to Section 181 of the Vancouver Charter to change 'twenty acres' to 'eight hectares'.

- - - - -

Alderman Gibson expressed the Committee's thanks to Mr. Porter for his dedication and thoroughness in doing the thankless job of amending the City's Zoning and Development By-law and preparing the new Subdivision Control By-law.

4. Floor Space Ratio and Floor Areas  
of Apartment Buildings (Lofts)

On August 3, 1978, the Committee considered a report of the City Manager dated July 12, 1978, (on file in the City Clerk's Office) in which the Director of Planning advised that Mr. J. Baker, on behalf of Mr. A. Molnar, Realmar Developments Corporation, had requested that the matter of loft or attic spaces in apartment buildings be brought to the attention of the Planning and Development Committee and that enforcement action by the Permits and Licenses Department be withheld until the issue had been dealt with. The City Manager requested the Director of Permits and Licenses to withhold enforcement action pending discussion by the Committee.

Mr. R. Scobie, Zoning Division, advised that the Planning Department had no objection to loft areas as long as they were included in the floor space ratio. Mr. R. Hebert, Acting Director of Permits and Licenses, advised that in some instances, construction deviates after the plans have been approved and the occupancy permits issued. Inspections have found that 'unused attic space' was in fact being finished and used as habitable floor area.

The Director of Planning recommended that loft areas with ceiling heights exceeding four feet be included in FSR calculations and that normal enforcement action take place on those existing contrary to the approved permits. A member of the Committee moved that the recommendation of the Director of Planning be approved but the motion was withdrawn later in the meeting as Mr. J. Baker, solicitor, and Mr. A. Molnar, Realmar Developments Corporation, requested time to prepare a more detailed presentation. The Committee deferred consideration of the matter until a future meeting of the Committee.

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Prior to today's meeting, the City Manager submitted a memorandum to the Mayor and members of Council (on file in the City Clerk's Office), noting that during the discussion on August 3rd, the Committee was given the impression by Mr. Baker that apart from the disagreement of loft spaces, the projects meet the City's by-laws. He circulated a list of dealings the Permits and Licenses Department had with Mr. Molnar's projects. Mr. Bowers noted that many of the problems were not connected with the philosophical differences of opinion over loft spaces.

Mr. Molnar submitted a letter dated August 31, 1978, to the Chairman (copy circulated) indicating that he would reply to the memorandum of the City Manager but that it would be done on another occasion as his appearance before the Planning and Development Committee is to deal with the planning issue of lofts and not with enforcement procedures.

Mr. Baker submitted a letter dated August 30, 1978, from Mr. R.A. MacIntyre, Architect, (copy circulated) in which he supports the exclusion of loft spaces from FSR as this exclusion would not affect the concerns that have been expressed i.e. parking, density, height of buildings, but would permit a greater flexibility in housing design. Mr. Baker also submitted a letter dated August 23, 1978, from Mr. G. Sixta, Director of Planning, District of Surrey, (copy circulated) outlining the background of the District's policy with regard to density.

Report of Standing Committee  
on Planning and Development,  
August 31, 1978 . . . . . (II-4)

Clause No. 4 continued

Mr. Baker noted that the City has an obligation to enforce by-laws -- either you change them or you enforce them. If you decide to enforce, you have to enforce against owners of single family houses, etc., who are utilizing 'attic space' as habitable space, not just one single person. If you are going to change the by-law you should refrain from enforcement until there has been an opportunity to do so.

Mr. Bowers stated that there are two separate problems with respect to loft areas. There are going to be further developers with plans that show loft spaces. There should be an instruction as to whether or not spaces over four feet high should be included in FSR calculations regardless of whether the drawings say 'unused space' or like terminology. The second problem is how to deal with those buildings already constructed.

Mr. R. Spaxman, Director of Planning, advised that the by-law has been designed to permit flexibility. Lofts are encouraged but they must be included in the FSR calculations. Some buildings have been designed with lofts that comply with the Zoning and Development By-law. What appears to be happening is that in view of the economic situation, developers are trying to squeeze the maximum FSR out of developments.

Mr. Molnar advised that with respect to the building at 1345 West 15th Avenue, proper channels were followed regarding all inspections. An occupancy permit was issued on October 13, 1977. On November 18, 1977, a letter was sent from the City Building Inspector noting that loft areas have been created over the bathroom, kitchen and dining areas of the dwelling units on the top floor. Mr. Molnar emphasized that no loft areas were created by Realmar Developments Corporation after the issuance of the occupancy certificate.

Mr. Hebert advised that at the final inspection, the building complied with the by-law and the occupancy permit was issued. The Department received complaints on October 22, 1977, that plumbing work was being done. No plumbing permit had been issued. On inspection, it was found that extra space was being utilized that was not on the plans. A laundry room also was being constructed in an area designated for parking. Realmar Developments was advised and the occupancy certificate was withdrawn because of non-compliance with the by-law.

Mr. Molnar reiterated that no work was done in the loft areas after the building was sold.

Mr. Hebert advised the Committee that advertising in the local newspapers indicated that loft areas could be used - '24 foot high ceilings - add extra living space.'

The Committee agreed that further information was necessary with respect to the date of sale of the units on the top floor and to whom each unit was sold. A legal opinion should be obtained with respect to the best method of enforcement of the existing buildings that are contrary to the by-law.

The Committee

RECOMMENDED

- A. THAT loft areas/storage space with ceiling height exceeding four feet be included in the FSR calculations as now required by the Zoning and Development By-law.
- B. THAT the Director of Permits and Licenses and the Director of Legal Services determine the date of sale and purchaser of the units in question at 1345 West 15th Avenue and investigate methods of enforcement of the existing buildings that do not comply with the by-law, and report back.

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The meeting adjourned at approximately 3:07 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 8



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES



AUGUST 31, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 31, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Bellamy  
 Alderman Ford  
 Alderman Gerard  
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, August 17, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Liquor Permit Application - 52 Powell Street  
Development Permit Application No. 81468

The Committee had before it for consideration a Manager's report dated August 17, 1978, on the application of Mr. John Jones for Development Permit Application No. 81468 to use a portion of the main floor of the building at 52 Powell Street as a holding bar in conjunction with the proposed restaurant.

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the proposed restaurant.

This development is situated on the south side of Powell Street, east of Carrall Street.

The proposed holding bar development will provide an assembly area of approximately 350 sq. ft. (11.2% of the floor area of the restaurant). The proposed seating capacity for the dining area is 195 and the proposed seating area for the holding bar is 22.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 49 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application, subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 August 31, 1978

(III-2)

Clause No. 1 Continued

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81468 to Mr. John Jones to use a portion of the main floor of the building at 52 Powell Street as a holding bar in conjunction with the proposed restaurant.

2. Liquor Permit Application - 841 Denman Street  
Development Permit Application No. 81493

The Committee had before it for consideration a Manager's report dated August 11, 1978, on the application of Mr. P. Hui for Development Permit Application No. 81493 to use a portion of the main floor of the building at 841 Denman Street as a holding bar in conjunction with the existing restaurant.

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the existing restaurant.

This development is situated on the west side of Denman Street, south of Robson Street.

The proposed holding bar development will provide an assembly area of approximately 740 sq. ft. (16.7% of the floor area of the restaurant). The proposed seating capacity for the dining area is 166 and the proposed seating area for the holding bar is 41.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 42 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81493 to Mr. P. Hui to use a portion of the main floor of the building at 841 Denman Street as a holding bar in conjunction with the existing restaurant.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 August 31, 1978

(III-3)

### 3. Senator Hotel, 1212 Granville Street

Council, on August 15, 1978, approved the following recommendation from the Community Services Committee:

"THAT the Medical Health Officer report back to the Community Services Committee at the end of August 1978 on the Senator Hotel, 1212 Granville Street, and unless there has been substantial improvement by the hotel to comply with the Lodging House By-law, the hotel be closed."

The Committee had before it for consideration a Manager's report dated August 25, 1978, in which the Medical Health Officer reported as follows:

"An inspection was carried out August 24, 1978 which revealed that there have been no substantial improvements carried out in the above-mentioned premises.

The Interim Lodging House Operating Permit expires August 31, 1978. The Health Department intends to issue closure orders for this Lodging House, effective September 30, 1978."

Both the operator of the hotel, Mr. H. Wardell, and the owner, Mr. W. Paakspu, were advised and the latter appeared at the meeting.

A spokesman from the Health Department advised the Committee there still has been no change in the condition of the Senator Hotel and the Health Department intends to issue closure orders this day effective September 30, 1978.

The owner of the building was advised by the Committee that if he intends to reopen the hotel, he must first satisfy the Medical Health Officer that all repairs have been made.

Following discussion, it was

#### RECOMMENDED

THAT the City Manager's report dated August 25, 1978 on the Senator Hotel, 1212 Granville Street, be received.

### 4. Condition of Property - Moss and Fairmont Streets

The Committee had before it for consideration a Manager's report dated August 24, 1978, in which the Acting Director of Permits & Licenses reported as follows:

"Recent inspections show that the repairs and painting have been completed on 5239 and 5255 Fairmont Street and 5178 Moss Street. The yards are in a generally tidy condition.

5188 Moss Street is vacant, boarded up and secure. Most of the sand and gravel that was being stored behind these premises has been removed and the operators of Best Lumber and Builders' Supplies Ltd. state that they will not be using the rear yards of either 5188 Moss Street or 5255 Fairmont Street for business purposes.

Rechecks will be made from time to time to ensure that the condition of these buildings and sites does not deteriorate."

Continued . . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 August 31, 1978

(III-4)

Clause No. 4 Continued

A representative from the Permits & Licenses Department appeared before the Committee and advised that the Department will continue to monitor this property.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated August 24, 1978 on 5158-5188 Moss Street and 5239-5255 Fairmont Street, be received.

5. Entertainment in Cabarets

The Committee had before it for consideration a Manager's report dated August 14, 1978 (copy circulated) in which the Director of Legal Services advised there are several unresolved aspects regarding the prohibition of minors from cabarets in the City.

In the report, the Director of Legal Services suggested the Committee should hear from the Police Department before proceeding with the by-law.

During discussion, the Committee felt that the Director of Legal Services should proceed and prepare a draft by-law which would prohibit all persons under the age of 19 from entering licensed premises and that the Police be requested to appear before the Committee when the draft by-law is before it.

Following discussion, it was

RECOMMENDED

- A. THAT the Director of Legal Services prepare for the Community Services Committee a draft by-law to prohibit all persons under the age of nineteen (19) years from entering licensed premises.
- B. THAT representatives of the Police Department be invited to attend the Community Services Committee when the draft by-law is before it.

6. Hotel Vancouver re Fire By-law

Council, on February 21st, 1978, approved the following recommendations from the Community Services Committee:

- "A. THAT City Council require C.N. Hotels to submit to the Community Services Committee:
  - i) an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law;
  - ii) a schedule acceptable to the Fire Chief for the work to be completed within eighteen months of February 9, 1978;
  - iii) monthly progress reports on work being undertaken at the Hotel Vancouver, such reports to be submitted to the Fire Chief who will report monthly to the Community Services Committee.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 August 31, 1978

(III-5)

Clause No. 6 Continued

- " B. THAT the City prosecute C.N. Hotels for failure to comply with the City fire by-law if the owners of the hotel do not comply with any of the foregoing.
- C. THAT the City Manager report to the Community Services Committee on the functions and jurisdictions of the City Fire Chief as compared with the Provincial Fire Marshal, such report to include comment on whether the Provincial Fire Marshal can delegate his full powers to the City Fire Chief who acts as his deputy."

On August 15, 1978, Council considered a report from the Community Services Committee and a letter from Mr. A. H. Hart, Senior Vice-President of Canadian National, and passed a motion that the resident Director of Canadian National be requested to appear before the Standing Committee on Community Services when the next progress report on Fire By-law upgrading for the Hotel Vancouver is before it.

The Committee had before it for consideration a Manager's report dated August 24, 1978 (copy circulated) along with an extract from the Community Services Committee meeting of July 27, 1978 and the letter from Mr. A. H. Hart and the Fire Chief's response to that letter.

Mr. Hart appeared before the Committee this date along with the Chief Fire Warden.

Mr. Hart addressed the Committee reiterating statements contained in his earlier letter to the Mayor and requested that Canadian National be provided some relief from certain requirements of the fire regulations.

Specifically, Mr. Hart requested that the installation of sprinklers not be required in the ballroom area; that smoke detectors be permitted instead. In addition, Mr. Hart requested relief from the requirements for architectural modifications to the hotel involving new exits from the ballroom onto Burrard Street and from the Allouette Room onto Hornby Street, plus the installation of a fire-rated passage from the B.C. Ballroom through the kitchen to the existing stairs. Mr. Hart indicated Canadian National and its consultants have no solution to the problem posed by the requirement of a new passage way from the B.C. Ballroom because it would require a 14' wide strip be taken from the kitchen area, thus rendering the kitchen too small to prepare meals for the very large banquets held in the B.C. Ballroom.

On the matter of the required staircases, Mr. Hart said Canadian National has no alternate solution at this time and explained that these staircases, along with the required enclosure of the grand staircase, will destroy the aesthetics of the main hotel lobby which Canadian National is hesitant to do.

In response, the Chief Fire Warden explained that sprinklers are required in the ballroom area because no restriction has been placed on the use of the ballroom area at the request of Canadian National. If Canadian National had agreed to no longer use the ballroom area for certain types of displays, then smoke detectors would have been sufficient, but the Fire Department is not prepared to change its requirements.

Continued . . . . .

Clause No. 6 Continued

It was noted from the Manager's report dated August 24, 1978 that the Fire Chief feels the proposal by Mr. Hart is totally unacceptable and that the requirements for the stair wells, as ordered by the Fire Marshal to provide proper means of egress, are the very minimum acceptable standards.

In response to the expressed concerns of the Committee that Canadian National complete all aspects of the upgrading program within 18 months of February 9, 1978, Mr. Hart assured the Committee that Canadian National will stick to the timetable.

The Committee inquired how long it would take Canadian National to prepare its own solutions to the problems outlined by Mr. Hart and he replied it would take three to four months.

It was agreed that the Committee would, in three to four months, examine alternative proposals by Canadian National to meet fire regulations in the problem areas outlined this date by Mr. Hart, it being understood that these new proposals will not delay progress towards full compliance by the deadline.

The Committee requested the Deputy City Manager to report back to the Committee in accordance with Recommendation "C" of the Committee approved by Council on February 21, 1978, on the functions and jurisdictions of the City Fire Chief compared with the Provincial Fire Marshal.

It was

RECOMMENDED

THAT the City Manager's report dated August 24, 1978, on the fire by-law upgrading program at the Hotel Vancouver, be received.

7. Community Services Grant Requests

The Committee had before it for consideration a Manager's report dated August 24, 1978 (copy circulated) in which the Director of Social Planning reported on a number of applications for grants and made recommendations on these grant applications.

Ms. Susan Anderson and Ms. Renata Shearer of the Social Planning Department appeared before the Committee on this matter, providing brief explanations for the department's recommendations on each grant application and answering questions from the Committee.

The Committee

RECOMMENDED

- A. THAT Council approve grants to the following organizations in the amounts indicated:

ASK Friendship Centre	\$4,870
Crossreach Seniors	5,682
Marpole-Oakridge Area Council	
Seniors Care Program	5,296
Coast Foundation	2,340
Mt. Pleasant Neighbourhood House	1,000
Cerebral Palsy Association of B.C.	1,000

subject to any terms and conditions of the Director of Social Planning as contained in the Manager's report dated August 24, 1978.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 August 31, 1978

(III-7)

Clause No. 7 Continued

- B. THAT no grant be made to the Canadian Wheelchair Sports Association and that no action be taken on the application for a grant from The Voice of the Cerebral Palsied until a further joint proposal from The Voice of the Cerebral Palsied and the Cerebral Palsy Association is submitted.

A recommendation for a grant of \$15,000 to the Greater Vancouver Conference of Local Area Councils was lost.

Alderman Rankin is recorded as voting in opposition to the motion that no grant be made to the Canadian Wheelchair Sports Association.

8. Condition of Family and Juvenile Courts, 2625 Yale Street

Council, on June 27, 1978, approved the following recommendations from the Community Services Committee:

- "A. THAT the Attorney-General's Department be urged to complete the renovations to the Family and Juvenile Court Building at 2625 Yale Street in accordance with the commitment given by the Attorney-General to the City on February 2nd, 1978.
- B. THAT representatives of the B.C. Building Corporation and the Attorney-General's Department be requested to appear before the Community Services Committee to provide a progress report on the construction of a new Family and Juvenile Court Building.
- C. THAT the City Manager investigate the lack of a sandwich vending machine at the Family and Juvenile Court Building at 2625 Yale Street."

Appearing before the Committee this day was Mr. P. Graham of the Family Courts Committee, who distributed copies of a brief dated August 31, 1978 (on file in City Clerk's office) in which he suggested the Attorney-General's Department be required to lease more up-to-date centrally located premises to house the family courts pending the completion of new premises in the light of the department's failure to carry out required alterations at 2625 Yale Street.

Mr. Graham told the Committee the City's Family Courts Committee may not wish to continue as a committee if the Attorney-General's Department does not meet the City's fire and health requirements for its family courts.

The Clerk advised that representatives of the B.C. Building Corporation and the Attorney-General's Department are expected to attend the Community Services Committee meeting on Thursday, September 14, 1978.

Following discussion, it was

RECOMMENDED

THAT the brief dated August 31, 1978, from Mr. P. Graham of the Family Courts Committee, be deferred for consideration with representatives of the B.C. Building Corporation and the Attorney-General's Department on Thursday, September 14, 1978.

The meeting adjourned at approximately 2:45 P.M.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

AUGUST 31, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, August 31, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT : Alderman Brown, Chairman  
Alderman Gerard  
Alderman Gibson  
Alderman Puil

ABSENT : Alderman Marzari

COMMITTEE  
CLERK : G. Barden

RECOMMENDATION

1. B.C. Cancer Foundation  
- Grant Request

On May 2, 1978, City Council approved the recommendation of the Standing Committee of Council on Finance and Administration that a grant not be approved for the B.C. Cancer Foundation as the Committee was of the opinion that the Foundation was in a sound financial position and because a precedent would be set for a multitude of similar requests from other research organizations.

In a letter dated July 25, 1978, the B.C. Cancer Foundation requested that their request for \$27,000 in the form of tax relief on the property at 601 West 10th Avenue be reconsidered.

Mr. P.M. Thornton, President, and Mr. D. Devine, First Vice President, B.C. Cancer Foundation, attended the meeting and advised that the space they had been renting at 601 West 10th Avenue is no longer being rented and since it is a charitable organization, they should be eligible for tax exemption on their building for 1977, 1978 and subsequent years.

The Director of Finance advised that the Foundation's eligibility for exemption would have to be investigated and if they qualified they would only receive exemption for 1979.

Following further discussion, it was

RECOMMENDED

THAT the Director of Legal Services report on the question of eligibility for tax exemption under the provisions of the Charter for the B.C. Cancer Foundation at 601 West 10th Avenue.

cont'd.....



Report to Council  
 Standing Committee on Finance & Administration  
 August 31, 1978 . . . . . (IV-2)

## CONSIDERATION

### 2. Follow-up of Finance Committee Review of Department of Permits & Licenses - Development Division

The Committee considered the attached Manager's Report dated August 2, 1978, wherein the Acting Director of Permits & Licenses reported on the waiting time encountered by applicants prior to being served at the Permit Counter, which was identified by the Departmental Review as being a major defect in the quality of service provided by the Department of Permits and Licenses. The departmental objective in waiting time prior to being serviced at the Plan Checking Counter is a maximum average of 15 minutes. The former waiting time was an average of 35 minutes and this has presently been reduced to an average of 20 minutes.

The report outlines several changes in procedure that have been studied to effect some improvement in the quality of service provided. However, the changes have not been successful in improving the service.

Following the study, the officials concluded that staff serving the public must be augmented if the waiting time by the public is to be reduced. City officials recommended that the temporary Clerk III position be made permanent, thus providing an additional 6 months counter service. It is the City's policy to recover 100% of the cost of service through permit fees. Thus the additional cost of this proposal will be borne in revised permit fees and there will be no additional cost to the general taxpayer.

Following discussion, the following Motion was put and resulted in a tie vote and is, therefore, submitted to Council for CONSIDERATION:

- A. THAT the permanent position of Plan Schedule Clerk be established subject to classification by the Director of Personnel Services.
- B. THAT the additional funding in the amount of \$7,126 to cover the 1978 estimated cost be provided from the Contingency Reserve Account.

(Ald. Brown and Ald. Puil opposed)

## RECOMMENDATION

### 3. Additional Payroll Clerk in Finance Department

The Committee considered the attached Manager's Report wherein the Director of Finance reported on the need for an additional payroll clerk in the Finance Department.

The following points were made by the Director of Finance and are explained in detail in the Manager's Report:

- During budget review one payroll clerk was reduced due to implementation of improved City payroll systems.
- In July 1977, 200 Library Board casual employees were transferred to the City payroll system.
- In January 1978, 265 Police and Health Department employees were transferred to the City payroll system.

cont'd.....

Report to Council  
 Standing Committee on Finance & Administration  
 August 31, 1978 . . . . . (IV-3)

Clause #3 continued:

- In June 1978, 250 Park Board employees (350 during the summer) were transferred to the City payroll system.
- As of October 1978, the City Accounting Division will have to administer the Workers' Compensation Board Income Continuance Plan in accordance with the 1978 union negotiations.

The Director of Finance advised he is fully aware of the concern about additional staff, however, following review it is indicated that one additional position must be provided in the Accounting Division to handle the increased workload.

It was suggested that there must be a decrease in the workload at the Park Board with the transfer of the payroll to City Hall and, therefore, one staff person should be transferred from the Park Board to the City Accounting Division unless the Park Board can justify the continuation of the position.

Following further discussion, it was

RECOMMENDED

- A. THAT the City Manager review the staff positions of the Payroll branch in the Park Board with a view to reducing staff at the Park Board.
- B. THAT, pending the report from the City Manager, the staff of the City Accounting Division be temporarily increased effective September 1, 1978, by one payroll clerk at a cost for 1978 of \$4,949 (1978 rates) for salary and fringe benefits (recurring annual cost of \$14,815), source of funds to be Contingency Reserve.
- C. THAT a desk, chair and calculator be purchased for the position at an estimated cost of \$750, source of funds to be Contingency Reserve.
- D. THAT a report be submitted to the City Manager one year from the date of hiring, reviewing the workload of the position with particular reference to the administration of the W.C.B. Income Continuance Plan.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 92/0

REPORT TO COUNCIL  
COUNCIL COMMITTEE ON THE ARTS



SEPTEMBER 6, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, September 6, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 9:00 a.m.

PRESENT : Alderman Brown, Chairman  
Alderman Marzari  
Dr. G. Andrew  
Mr. B. Carey  
Mr. J. Dayton  
Mr. B. Freschi  
Mr. C. Wootten  
Mr. N. Young

ABSENT : Mayor Volrich  
Alderman Gibson  
Ms. N. Baird  
Mr. L. Lauk  
Dr. D. McGann  
Mrs. D. Shadbolt

ALSO  
PRESENT : Ms. F. Fitzgibbons

COMMITTEE  
CLERK : G. Barden

CONSIDERATION AND RECOMMENDATION:

1. Festival Guidelines

The Council Committee on the Arts considered the attached Manager's Report dated June 7, 1978, wherein the City Engineer and the Director of Social Planning reported on festival guidelines.

Following discussion, the Committee submitted recommendation (A) in the City Manager's Report to Council for CONSIDERATION as follows:

- (A) (i) If Council wish to maintain past policy of paying for the street closure and clean-up costs for the Remembrance Day Parade, the Sea Festival Parade, the PNE Parade and the Grey Cup Parade (when appropriate), then \$18,400 should be included in the 1978 Engineering Department budget (1977 cost of \$16,759 + 10% cost increase).

- OR -

- (ii) If Council do not wish to maintain past policy, it is necessary to pass a motion rescinding previous resolutions which designated the Remembrance Day Sea Festival Parade, PNE Parade and Grey Cup Parade as civic funded events.

The Director of Finance advises that if (A)(i) is approved, the monies will have to be appropriated from 1978 Contingency Reserve.

Report to Council  
Council Committee on the Arts  
September 6, 1978 . . . . . (V-2)

Clause #1 continued:

and it was

RECOMMENDED

THAT the City Council approve Recommendations (B) and (C) in the Manager's Report as follows:

- (B) THAT all events which are intended to take place in civic parks be referred to the Parks Board for approval, or to their designated officer; Council would consider major events in parks as part of the Festival Calendar.
- (C) THAT the proposed Festival Procedures and Guidelines be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10